Lehi City Council Meeting
Agenda
May 27, 2025

6:00 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 6:00 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Discussion of minimum lot size requirements for detached accessory dwelling units

3. Agenda Questions
   The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.

4. Administrative Report

5. Mayor and Council Reports
   Calendar items and outside Committee reports

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Lehi Environmental Sustainability Committee- Waterwise Yard of the Month presentation

3. 20 Minute Citizen Input
   (for public comments on items not listed on the agenda. Comments limited to 3 minutes per person with a time limit not to exceed 20 minutes for this item.)

4. Consent Agenda

   4.1. Approve Minutes

   4.2. Approve Purchase Orders

   4.3. Approve the Nice Healthcare Agreement Renewal

_Lehi City _ Nice Healthcare Employer Agreement v2025.02_Pre Pay.docx.pdf

Regular Agenda

5. Clark Meadows Annexation on 7.2 acres of property located at approximately 1800 W 1300 S, assigning the R-1-22 zoning.

   a. Public Hearing

   b. Consideration of Resolution #2025-32 approving an Annexation Agreement with the owners of the property that is the subject of the Clark Meadows Annexation.

   c. Consideration of Ordinance #28-2025 approving the Clark Meadows Annexation with R-1-22 zoning.

   Petitioner: Caden Hazard
   CC Staff Report Clark Meadows Annexation - Final Approval 05.27.25.docx
   Clark Meadows Annexation DRC 03.26.25.docx
   Ord 35-2025.docx
   Clark Meadows Annexation Narrative.pdf
   Clark Meadows Annexation Plat.pdf
   Clark Meadows Aerial.pdf
   Clark Meadows GP.pdf
   Clark Meadows Zoning.pdf
   Res 2025-32.docx
   Clark Meadows Annexation AnnexAgreement 05.27.25.docx

6. Salt Spring Annexation on 13.32 acres of property located at approximately 500 East 950 South, assigning the TH-5 zoning.

   a. Public Hearing

   b. Consideration of Resolution #2025-31 approving an annexation agreement with the owners of the property that is the subject of the Salt Spring Annexation.

   c. Consideration of Ordinance #27-2025 approving the Salt Spring Annexation with TH-5 zoning.

   Petitioner: Fieldstone Homes
   CC Staff Report Salt Spring Annexation - Final Approval 05.27.25.docx
   Salt Spring Annexation DRC 03.12.25.docx
   Ord 34-2025.docx
   Annexation Plat_Salt Spring_03.14.2025.pdf
   Salt Spring aerial.pdf
   Salt Spring GP.pdf
   Salt Spring zoning.pdf
   Res 2025-31.docx
   Salt Spring Annexation AnnexAgreement 05.27.25.docx

7. Consideration of Reallocating Community Development Block Grants (CDBG) funds due to budget constraints.

8. Public Hearing for Fiscal Year 2026 Executive Municipal Officers Compensation Increases
   Petitioner: Lehi City
   FY26 Executive Municipal Officers Compensation.docx

9. Consideration of Resolution #2025-30 adopting the Lehi City Fiscal Year 2026 Budget and Consolidated Fee Schedule
   Petitioner: Lehi City
   Res 2025-30.docx
   FY 2026 MAYOR'S TENTATIVE BUDGET.pdf
   2026 Fee Schedule.pdf

10. Consideration of Resolution #2025-33 approving a Development Agreement to allow equipment and vehicle parking, sod transfer and green waste facilities in a Planned Community zone.
    Petitioner: James Whitmore
    CC Staff Report Whitmore Development Agreement 05.27.25.docx
    James Whitmore Development Agreement Draft.docx
    Aerial Map.png
    General Plan Map.png
    Zoning Map.png

11. Consideration of Preliminary Subdivision approval with density in lieu considerations for Pioneer Village, a 34-lot single family residential project located at approximately 1300 West 1400 South.
    Petitioner: Flagship Homes
    CC Staff Report Pioneer Village Preliminary Subdivision 05.27.25.docx
    Pioneer Village DRC 04.08.25.docx
    Pioneer Village Plat.pdf
    Pioneer Village Aerial.pdf
    Pioneer Village GP.pdf
    Pioneer Village Zoning.pdf

12. Consideration of Ordinance #30-2025 a Development Code Amendment to Table 05.040-B, removing the side and rear yard setbacks from the Neighborhood Commercial zone. (Continued from the May 13th meeting.)
    Petitioner: Lehi City
    CC Staff Report Table 05.040-B Development Code Amendment 05.13.25.docx
    Table 05.040-B Amendment DRC 03.26.25.docx
    Ord 30-2025 (REAL).docx
    TBL05.040-B bulk and intensity nonresidential zones Side and Rear Setbacks.pdf

13. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 385-201-2269
- This agenda has been properly posted and a copy provided to the local news media.

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: May 27, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of minimum lot size requirements for detached accessory dwelling units

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: May 27, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Lehi Environmental Sustainability Committee- Waterwise Yard of the Month presentation

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: May 27, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes

Suggested Action:

Attachments:

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: May 27, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

Agenda Item No: 4.3

City Council Agenda Item Report

Meeting Date: May 27, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve the Nice Healthcare Agreement Renewal

Suggested Action:

Attachments:

_Lehi City _ Nice Healthcare Employer Agreement v2025.02_Pre Pay.docx.pdf

SERVICE AGREEMENT

This Service Agreement (this "Agreement") is made by and between Lehi City, ("Client") and Nice Healthcare PLLC, a Minnesota limited liability company ("Nice Healthcare"), effective as of July 1, 2025 ("Effective Date") for the purpose of setting forth the terms and conditions under which Nice Healthcare shall provide certain services to Client.

1. **Services to Client.** Nice Healthcare shall make available and provide, as requested by Client's covered employees or dependents, the services associated with the care plan designated on Exhibit B, which is attached hereto and incorporated herein (the "Services"). Services shall be provided through one or more of Nice Healthcare's employed or contracted non-physician health care practitioners (the "Providers") who at all times meet the requirements of this Agreement. The Services shall be performed at the locations and within the time frames set out in Exhibit A, which is attached hereto and incorporated herein.

2. **Qualifications and Standards**. Nice Healthcare Providers and other Nice Healthcare personnel will perform Services under this Agreement in compliance with all applicable state and federal standards, laws, rules, and regulations, and will conduct Services in a manner consistent with accepted practices and the standards offered to the other individuals to whom they provide services. All of the Providers that provide Services under this Agreement are licensed to practice in his or her discipline, and all other personnel involved are duly qualified and trained, as may be required to render professional and/or technical services. In the event that a Provider providing Services to Client pursuant to this Agreement fails to comply with any of the requirements described above or elsewhere in this Agreement, Nice Healthcare will notify Client and such Provider(s) will thereupon cease providing Services to Client under this Agreement.

3. **Payment to Nice Healthcare.** For the Services to be performed under this Agreement, Client shall pay Nice Healthcare the amounts set forth in Exhibit B (the "Fees") in the time frames set out in Exhibit B. In the event this Agreement is terminated pursuant to Section 10, Client shall be liable for only those charges incurred prior to the effective termination date. The Fees shall be the sole fees and compensation payable by Client under this Agreement (including the Exhibits) and are exclusive of all applicable sales, use or other similar taxes, if any, which shall be the responsibility of Client.

4. **Confidentiality.**

(a) Confidential Information. In order to provide Services, Nice Healthcare and Client may be furnished with, receive, or otherwise have access to information and materials considered confidential or proprietary by the disclosing party ("Confidential Information"). Confidential Information includes all information, in any form, furnished orally or in writing, made available directly or indirectly to a Party ("Receiving Party") that relates in any way to the Party providing such information ("Disclosing Party"); its existing or former employees or participants; existing, former, or potential customers; or other third parties with whom the

Disclosing Party has a business relationship, which is marked as confidential or should be reasonably known by the Receiving Party to be Confidential Information due to the nature of the information disclosed and the circumstances surrounding the disclosure. Confidential Information also includes Personal Information (as that term is defined below).

For purposes of this Agreement, "Personal Information" shall mean information, provided to Nice Healthcare by or at the direction of Client, or to which access is provided in the course of performance of the Services described in this Agreement, that identifies or makes identifiable an individual (by for example, name, signature, address, telephone number, or other unique identifier, including a social security number), including, but not limited to, information that can be used to authenticate that individual (including, without limitation, passwords or PINs, unique identification numbers, answers to security questions, or other personal identifiers). Personal Information includes information about members and their dependents and beneficiaries for whom Nice Healthcare provides Services. Nice Healthcare and Client shall maintain any and all Personal Information in confidence, without disclosing same to any third party unless having the prior written permission of the Disclosing Party. Unless excluded pursuant to Section 4(b), all Personal Information of members and their dependents and beneficiaries received, developed, or otherwise acquired under this Agreement is presumed to be Client's Confidential Information.

(b) Exceptions. Confidential Information shall not include information that is: (i) already lawfully known by the Receiving Party prior to receiving such information from the Disclosing Party as shown by the Receiving Party's written records; (ii) publicly known at the time of or subsequent to the disclosure or becomes publicly known, in either case through no wrongful act of the Receiving Party; (iii) subsequently disclosed on a non-confidential basis by a third party not having a confidential relationship with the Disclosing Party and such third party rightfully acquired such information; (iv) independently developed by Receiving Party without use or reference to materials of the Disclosing Party as shown by the Receiving Party's written records; or (v) communicated to a third party on a non-confidential basis with the express written consent of the Disclosing Party. The foregoing exceptions do not apply to the disclosure of Personal Information, which shall not be disclosed without the prior written consent of the employee or person to whom the disclosure pertains, unless permitted or required by law.

(c) Standard of Care. Receiving Party shall keep and maintain all Confidential Information received from Disclosing Party in confidence and shall protect Confidential Information with at least the same degree of care (and in any event no less than reasonable care) that it uses to protect its own Confidential Information. The Receiving Party may disclose Confidential Information of the Disclosing Party to its employees, contractors, officers, directors, agents, or other representatives (collectively "**Agents**") only as necessary to perform its obligations hereunder, provided that the Receiving Party shall remain liable to the Disclosing Party for any breach of its confidentiality obligations by its Agents. Notwithstanding the foregoing, Client has the right to disclose Nice Healthcare's Confidential Information in connection with a request by a regulatory authority having supervisory authority over Client.

(d) Legal Disclosure. If the Receiving Party is required by law to disclose Confidential

Information of the Disclosing Party, it shall, to the extent allowed under applicable law, give prompt advance written notice of such requirement to the Disclosing Party. Reasonable efforts shall be made to provide notice in sufficient time to allow the Disclosing Party to seek an appropriate confidentiality agreement, protective order, or modification of any disclosure, and the Receiving Party shall reasonably cooperate in such efforts. Where the Receiving Party must disclose Confidential Information of the Disclosing Party by law, as contemplated in this section, the Receiving Party shall only disclose the minimum Confidential Information required to satisfy such disclosure obligation.

(e) Return or Destruction of Information. Upon termination or expiration of the Agreement for any reason or upon either party's request, the other party shall immediately cease handling and return all documents and other materials constituting or containing Confidential Information or any derivatives of such information to the other party. Each party may retain one copy of Confidential Information for archival purposes.

(f) Notwithstanding any provision of this Agreement to the contrary, in all events, this Agreement shall be interpreted and applied in a manner which causes it to comply with the No Surprises Act prohibition on gag clauses as codified in (i) Section 9824 of the Internal Revenue Code, (ii) the Employee Retirement Income Security Act Section 724, and (iii) Public Health Services Act section 2799A-9.

This Section 4 shall survive any termination of this Agreement

5. **Ownership of Work Product.** Client acknowledges that any work product of any type, defined as any data, documentation, "know-how," concepts, plans, inventions, improvements, techniques, and processes generated by Nice Healthcare under this Agreement, belongs solely to Nice Healthcare and Client hereby assigns and transfers to Nice Healthcare any and all rights that Client might have asserted to such work product, including any copyright, patent, trademark, trade secret or other intellectual property rights, to Nice Healthcare. Client will cooperate with Nice Healthcare and will execute any documentation reasonably required by Nice Healthcare to assert or protect its property rights in the work product. Notwithstanding the foregoing, Nice Healthcare's rights under the section do not extend to or in any way apply to any "protected health information", "electronic protected health information", or "health records" as defined under the Health Insurance Portability and Accountability Act. Client will be granted a non-exclusive, paid in full license to use any work product generated by Nice Healthcare under this Agreement for the term of this Agreement.

6. **Health Care Privacy and Security.** All health or medical information and/or data concerning specific patients (including, but not limited to, the identity of the patients), derived from or obtained during the course of performing Services under this Agreement, shall be treated by the parties as confidential so as to comply with all applicable state and federal laws and regulations regarding confidentiality of patient records, and shall not be released, disclosed, or published to any party other than as required or permitted under applicable laws. Nice Healthcare further acknowledges that it will comply with all applicable state and federal laws and regulations

governing patient privacy and security.

7. **Relationship of Parties.** The sole relationship of the parties is that of independent contractors and nothing in this Agreement or otherwise shall be deemed or construed to create any other relationship, including one of employment, joint venture or agency. Under no circumstances will Nice Healthcare or any Provider hold themselves out as or be considered agents or employees of Client. Client will carry no Workers' Compensation insurance, liability insurance, or health insurance to cover Nice Healthcare or any Provider. Client will not pay any Social Security, unemployment insurance, federal or state withholding taxes, nor provide any other contributions or benefits which might be expected in an employer-employee relationship. Nice Healthcare agrees to report and pay all taxes, unemployment insurance, Social Security and other benefits for Providers. This Section shall survive any termination of this Agreement.

8. **Indemnification.** Each party (the "Indemnifying Party") agrees to indemnify, defend and hold harmless the other party and its managers, shareholders, employees, and dependents of covered employees, and their respective successors and assigns ("Indemnitees") against and with respect to all claims, demands, losses, costs, expenses, obligations, liabilities, damages, recoveries and deficiencies, including interest, penalties, and attorney's fees (collectively, "Losses") that any Indemnitee may incur or suffer which arise, result from, or relate to the Indemnifying Party's default under or failure to perform any contractual or other obligations or undertaking under this Agreement, or the malpractice, negligence, or breach of applicable law of or by the Indemnifying Party or its employees, agents, independent contractors, subcontractors, or representatives in the discharge of its or his or her professional responsibilities, or any other negligent act or omission to act of the Indemnifying Party, its directors, officers, employees, agents, independent contractors, subcontractors, or representatives arising under this Agreement. This Section shall survive termination or expiration of this Agreement.

9. **Disputes.** If a dispute arises between the parties arising from or relating to this Agreement, the parties will attempt to informally resolve it before taking any action. If the dispute is not resolved within thirty (30) days, then a party may submit the dispute for resolution exclusively through confidential, binding arbitration, instead of through trial by court or jury, in accordance with the commercial, expedited dispute rules then in effect of the Judicial Arbitration and Mediation Service ("JAMS"), the American Arbitration Association ("AAA"), or the American Health Lawyers Association Alternative Dispute Resolution Service ("AHLA"). Notwithstanding the foregoing and/or anything to the contrary in the rules of JAMS, AAA, or AHLA and/or any term in this Agreement, the Parties agree to the following: (i) The arbitration will be conducted on an expedited basis by a single arbitrator; (ii) In making decisions about discovery and case management, it is the parties' express agreement and intent that the arbitrator at all times promote efficiency, without denying either party the ability to present relevant evidence; (iii) In reaching and issuing decisions, the arbitrator will have no jurisdiction to make errors of law and/or legal reasoning; (iv) The arbitrator shall have no power to award any punitive or exemplary damages or to vary or ignore the terms of this Agreement; (v) The parties will share the costs of the mediation and/or arbitration equally; and (vi) Each party will bear its own attorneys' fees and costs.

10. **Term and Termination.** This Agreement shall be effective as of the Effective Date above and will be in effect through the end of the initial Service Period listed in Exhibit B and shall automatically renew for a 12 month period thereafter ("Term"). Either party may terminate this Agreement without cause upon Thirty (30) days advance written notice to the other party ("Without Cause Termination"). In the event of Without Cause Termination, all Services will terminate at the end of the month in which the 30th day after notice falls. Upon any termination, all compensation, as defined in Exhibit B, shall be prorated to reflect actual Services rendered up to the effective date of termination. In addition, either party may terminate this Agreement if the other party breaches any of its material obligations under this Agreement and fails to cure such breach within ten (10) days of written notice thereof. Notwithstanding the foregoing, Client shall have the right to terminate this Agreement on such shorter periods of notice as may be described elsewhere in this Agreement. In the event that either party becomes insolvent, unable to pay its debts as such debts come due, or enters into or files (or has filed or commenced against it) a petition, arrangement, application, action, or other proceeding seeking relief or protection from creditors under the bankruptcy laws or similar laws of the U.S. or any state of the U.S., this Agreement will terminate immediately upon written notice to the insolvent party, without notice or opportunity to cure.

11. **Insurance**. Nice Healthcare will maintain medical professional liability insurance or a comparable program of self-insurance in the amount of at least One Million Dollars ($1,000,000) per occurrence and Three Million Dollars ($3,000,000) in the aggregate on behalf of each Provider. Such insurance will be either occurrence or claims made with an extended period reporting option under such terms and conditions as may be reasonably required by Client. Nice Healthcare will also maintain general liability insurance or a comparable program of self-insurance of at least One Million Dollars ($1,000,000) per occurrence, including contractual liability. Nice Healthcare will also maintain data security and privacy insurance or a comparable program of self-insurance with limits not less than One Million Dollars ($1,000,000.00) per occurrence covering the acts and omissions of Nice Healthcare under this Agreement. Upon request, Nice Healthcare will deliver to Client insurance certificates evidencing that the required insurance is in force with insurance companies.

12. **Miscellaneous.** This Agreement contains the entire understanding of the parties and may be amended only in writing signed by the parties. This Agreement and any rights and obligations under it may not be assigned by either party unless the other party has given its prior written consent to such assignment. This Agreement shall be governed by and construed under the laws of the State of Utah. The provisions of Sections 4, 5, 8, 9, and 11 shall survive any termination of this Agreement.

13. **Fundamental Regulatory Change**. If any provision, or the underlying purpose, of this Agreement becomes violative of the rules, regulations or reimbursement policies of any applicable federal or state statute, rule or regulation, or administrative or judicial decision or any applicable regulatory, certification or accreditation requirements (collectively, a "Fundamental Regulatory Change"), either party may give notice of intent to amend this Agreement to compensate for the prohibition, restriction, limitation or change. If the parties do not or cannot

mutually agree to amend this Agreement in writing within thirty (30) days after said notice is given, then any party may elect to terminate this Agreement immediately upon written notice to the other party without further liability; provided however, that if the implementation of any such law, rule, regulation, standard or interpretation is stayed on account of any administrative appeal or any suit filed in a court of competent jurisdiction, the right to amend or terminate as set forth above will also be stayed during the period of such stay. The determination that a Fundamental Regulatory Change has occurred will be made by (a) counsel to either party, with the concurrence of counsel to the other party; or (b) if counsel for each of the parties cannot concur that a Fundamental Regulatory Change has occurred, by a nationally recognized law firm with expertise in health care law selected unanimously by the parties.

14. **Nice Healthcare Contact Information.**
Address: 2786 Fairview Ave. North, Roseville, MN 55113
Phone Number: 763-412-1993

15. **Notice**. Any notice to be given hereunder by either party shall be in writing and shall be sent by overnight courier service, personal delivery, or by United States certified mail, return receipt requested, postage prepaid. In addition, except for breach notices, termination notices, and assignment notices, any notices given via electronic mail to the e-mail addresses shown below (or such other e-mail address as either party may indicate by at least ten (10) days' prior written notice to the other party) shall be valid, provided that receipt of such e-mailed notice is acknowledged by the addressee by responsive e-mail or other written acknowledgement. Unacknowledged notices delivered via e-mail shall be void and of no effect for purposes of this Agreement. Notices will be effective upon receipt or, with respect to notices delivered via e-mail, upon acknowledgment of receipt in accordance with the foregoing. Notices shall be addressed as follows:

Nice Healthcare
2786 Fairview Ave. North
Roseville, MN 55113
legal@nice.healthcare

Client Name: _____
Address 1: _____
Address 2: _____
E-mail Address: _____

16. **Waiver of Default or Breach.** No waiver by either Nice Healthcare or Client of any default or breach of this Agreement operates as a waiver of any future default or breach, whether of like or different character or nature. Any consent, waiver or approval by either party of any act or matter must be in writing and shall apply only to the particular act or matter to which such consent or approval is given.

17. **No Obligation to Make Referrals**. The parties acknowledge and agree that none of the

benefits granted the parties under this Agreement is conditioned on any requirement or expectation that the parties make referrals to, be in a position to make, induce or influence referrals to, or otherwise generate business for the other party.

18. **Not An Insurer**. Nice Healthcare further acknowledges that neither it, nor its employees or contractors, are licensed insurers or brokers and will not engage in the transacting of the business of insurance under this Agreement. Both parties acknowledge that neither Nice Healthcare nor its employees or contractors or the Providers will be transacting in the business of insurance or any related profession that requires a professional license or registration under state or federal insurance law.

19. **Entire Agreement**. This Agreement, including the Exhibits hereto, constitutes the entire agreement between the parties pertaining to the subject matter contained in it and supersedes all prior contemporaneous agreements, representations and understandings, whether oral or written, of the parties with respect to such subject matter.

20. **Effect of Invalidity**. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future applicable laws effective during the Term, such provision will be fully severable. This Agreement must be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Agreement, and the remaining provisions of this Agreement that reasonably can be given effect apart from the invalid or unenforceable provision will remain in full force and effect and will not be affected by the illegal, invalid or unenforceable provision or by its severance from this Agreement.

21. **Severability**. In the event that any one or more of the provisions contained in this Agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability of the provision shall not affect any other provision hereof.

22. **Force Majeure**. Neither party will be liable nor deemed to be in breach for any delay or failure in performance under this Agreement where such delay or failure results directly or indirectly from acts of God, civil or military authority, acts of public enemy, war, terrorism, accidents, fires, explosions, earthquakes, floods, epidemics, pandemics, failure of transportation, machinery or supplies, vandalism, strikes or other work interruptions or any similar or dissimilar cause beyond the reasonable control of the affected party. Upon the occurrence of one or more of these events, the affected party will not be in breach of this Agreement for a period equal to the time that the party is unable to reasonably perform. Notwithstanding this provision, a party may terminate this Agreement with regard to the affected party immediately upon written notice if such events continue for more than sixty (60) consecutive days.

23. **Exhibits**. The Parties shall comply with the terms set forth on all Exhibits hereof, which terms are incorporated herein by reference. In the event of a conflict between the terms of this Agreement and those of an Exhibit, the terms of the Exhibit shall control. Except as otherwise expressly provided therein, capitalized terms not otherwise defined on an Exhibit shall have the meanings ascribed to them in this Agreement.

IN WITNESS WHEREOF, THE PARTIES HAVE ENTERED INTO THIS AGREEMENT EFFECTIVE AS OF THE EFFECTIVE DATE.

Client

Name:_____ Title:_____

Signature:_____

Nice Healthcare PLLC

Name: Genevieve Swenson Title: COO

Signature:_____

EXHIBIT A – SERVICE DESCRIPTION

Services

Nice Healthcare is an integrated primary care provider that offers a combination of in-person and virtual care. Services selected by Client for inclusion in their offering are listed in Exhibit B.

A. Virtual Services
    i. Virtual care for select primary care needs
    ii. Virtual care for select physical therapy needs
    iii. Virtual care for select mental health care needs
    iv. Prescriptions
        a. Fulfillment fees for select prescriptions are included at no additional charge.
    v. Care coordination and referrals

B. In-person Services
    i. In-person care for select primary care needs
    ii. In-person X-rays and EKGs
    iii. In-person labs
        a. Processing fees for select in-person labs are included at no additional charge.
    iv. In-person physical exams
    v. In-person rapid tests

C. Non-Covered Services
    i. Male and female pelvic and breast exams
    ii. Vaccines
    iii. Prescription of controlled or specially regulated substances
    iv. Emergency care services and hours
    v. Any care that is conducted by medical providers or facilities unaffiliated with Nice Healthcare
    vi. Servicing medical orders (labs, X-rays, pharmacy) for medical providers or facilities that are not ordered and managed by a Nice Healthcare provider
    vii. Incentivized Primary Care, Biometric Screenings, Flu Clinics, or similar programs are not part of the standard service offering and therefore not included in the contracted price.

Service Terms and Conditions

A. Service providers
    i. Services are provided by nurse practitioners, physician assistants, registered nurses, physical therapists, and mental health therapists.
    ii. Some services may be supported by various technicians and support personnel.

B. Service considerations
    i. Nice Healthcare Providers will provide care consistent with their medical judgment and training. Referrals, prescriptions, labs, and other supporting medical care will be ordered at their discretion and only when medically appropriate.

C. Service geography

i. Virtual care is available to those located within a state in which Nice Healthcare operates.
ii. In-person care is available to those located within the bounds of Nice Healthcare's in-person service area.
iii. Details on Nice Healthcare's operating states and in-person service area can be found at https://nice.healthcare/locations.
iv. Nice Healthcare reserves the right to modify the in-person service area with 60 days' notice.

D. Service hours

i. Nice Healthcare hours of operations are available at: https://nice.healthcare.
ii. Nice observes ten (10) major holidays and will be closed on the nationally recognized weekday for those holidays as well as any associated weekend days where appropriate.
iii. In addition to nationally recognized holidays, Nice is closed for two additional weekdays each year for training purposes.

E. Service reporting

i. Nice Healthcare will provide quarterly utilization reporting to Clients with greater than 50 eligible employees.
ii. Nice Healthcare will provide yearly utilization reporting to Clients with fewer than 50 eligible employees.
iii. Reporting will be sent the month following the close of a reporting period.

EXHIBIT B – SERVICE SELECTION AND COMPENSATION

Service Period

Services will initially begin on 07/01/2025 ("Service Start Date") and run through 06/30/2026 ("Initial Service Period"). After the Initial Service Period, subsequent service periods will align with the Agreement renewal outlined in Section 10 of the Service Agreement.

Service Selection

A. __X__ Full-Service Selection – Includes all In-person and Virtual Services listed in Exhibit A for the selected care types

B. ____ Virtual Only Service Selection – Includes all Virtual Services listed in Exhibit A for the selected care types

Service Compensation

A. Client will pay Nice Healthcare:

   i. _$45_ per Employee per month for Full-Service employees and
   ii. ____ per Employee per month for Virtual Only Service employees

B. The prepayment amount shall be calculated based on the enrolled employees within the Nice Healthcare provided electronic platform on the first day of the Initial Service Period.

C. **Client understands that all prepayment amounts shall be non-refundable.**

D. Following the Initial Service Period and upon auto-renewal, Client will be billed monthly in arrears at the rates above.

E. Late fees for all unpaid invoices will accrue at a 2.5% interest rate per month. Invoices may include additional taxes and fees as required by applicable state agencies.

F. Client agrees that the Employee count used for calculating invoices will be determined by the greater of i) 10, or ii) the number of enrolled employees within the Nice Healthcare provided electronic platform (or other similar method).

G. All services shall be limited to eligible employees and benefit eligible dependents, as well as COBRA enrolled employees and dependents.

H. Client understands that it is their responsibility to manage and ensure the accuracy of all eligible employees and dependents as well as anyone who may be eligible through COBRA within the provided electronic platform, including when an auto-feed is in place. Failure to do so may result in incorrect billing and/or the inability of otherwise eligible individuals to access Nice services.

I. Nice will expand its in-person visit service area from time to time which may result in Virtual Only employees being transitioned to Full Service employees.

J. All payments made via paper check will be subject to a processing fee. Similarly, any payments made via Credit Card may be subject to an additional transaction fee.

	Name	Email	Phone
Nice Healthcare Billing Contact	Accounts Receivable	billing@nice.healthcare	763-412-1993
Client Billing Contact			

Service Marketing

A. Client agrees to allow Nice Healthcare to promote its services to Client employees to increase awareness and utilization of Nice Healthcare.

   i. Upon request, Client agrees to provide Nice Healthcare a list of Employee email addresses to allow for direct email promotion of Nice Healthcare services.

B. Client agrees to promote Nice Healthcare services to its employees via mutually agreed upon communication strategies.

C. Client grants Nice Healthcare a non-exclusive, non-transferable, royalty-free license to use client's trade names, trademarks, logos, and services marks for promotion of Nice Healthcare services to Client employees.

Other Terms as Negotiated:
In light of Client's election to prepay for services covering the Initial Service Period as defined in this Exhibit B, Nice Healthcare agrees to provide a $1 discount per employee per month for the Initial Service Period.

EXHIBIT C – Visit Fees

Visit Fees

A. Visit Fees will be implemented for employees and their benefit-eligible or enrolled immediate family members who are enrolled in a qualified High Deductible Health Plan.

B. Each employee and their dependents as indicated above will be subject to a $0 Visit Fee.

C. Visit Fees will be applied to each of the following visit types across all of Nice Healthcare's service lines: video visits, chat visits, in-person visits.

D. It is the responsibility of the Client to designate plan enrollment within the provided electronic platform for the appropriate application of visit fees.

E. Patients will be billed for the Visit Fee via the patient's account in the Nice Healthcare app upon the completion of a qualifying visit. Health Savings Accounts (HSAs) may be utilized to pay the Visit Fee.

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: May 27, 2025
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Clark Meadows Annexation on 7.2 acres of property located at approximately 1800 W 1300 S, assigning the R-1-22 zoning.

a. Public Hearing

b. Consideration of Resolution #2025-32 approving an Annexation Agreement with the owners of the property that is the subject of the Clark Meadows Annexation.

c. Consideration of Ordinance #28-2025 approving the Clark Meadows Annexation with R-1-22 zoning.

Suggested Action:

Attachments:

CC Staff Report Clark Meadows Annexation - Final Approval 05.27.25.docx

Clark Meadows Annexation DRC 03.26.25.docx

Ord 35-2025.docx

Clark Meadows Annexation Narrative.pdf

Clark Meadows Annexation Plat.pdf

Clark Meadows Aerial.pdf

Clark Meadows GP.pdf

Clark Meadows Zoning.pdf

Res 2025-32.docx

Clark Meadows Annexation AnnexAgreement 05.27.25.docx

CLARK MEADOWS ANNEXATION

CITY COUNCIL REPORT

Applicant	Caden Hazard		
Meeting Date	May 27, 2025		
Requested Action/Purpose	Approval of a proposed annexation		
Location	Approximately 1800 W 1300 S (9227 W 7750 N)		
Requested Zoning	R-1-22		
General Plan Land Use Designation	VLDRA		
Acreage	7.2 acres		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	R-1-22	Church Park area
	South	N/A	Single family residential
	East	N/A	Single family residential
	West	R-1-22	South Creek Plat A Subdivision
Date of DRC Review	March 26, 2025		
Date of City Council Acceptance	April 8, 2025		
Date of Planning Commission Review	April 24, 2025		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Acceptance of annexation
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

REPORT ANALYSIS

The General Plan designates this 7.2-acre property located at approximately 1800 W 1300 S (9227 W 7750 N) as VLDRA. The proposed R-1-22 zoning corresponds with the Very Low-Density Residential Agriculture designation on the General Plan. This annexation is being done by resolution because the property is part of an existing county island.

The DRC reviewed the proposed annexation and had no critical issue concerns. The DRC comments were informative for the applicant.

Please consider the DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed annexation. Any motion should include findings. Possible findings include:

1. The proposed R-1-22 zoning does conform with the VLDRA designation of the General Plan.
2. The proposed application does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on April 24, 2025. The minutes and motion from this meeting are as follows:

3.5) Public hearing and recommendation of Caden Hazard's request for review of R-1-22 (residential/agriculture) zoning on the Clark Meadows Annexation, 7.2 acres of property located at approximately 1800 West 1300 South.

Katie Bussell presented the item. The General Plan designates this property as VLDRA. R-1-22 zoning would correspond with the VLDRA designation. This is being done as a resolution because the property is part of an existing county island.

The applicant, Caden Hazard, was present. He said that his request matches the general plan and that he hoped the Commission would pass it.

Commissioner Jackson opened and closed public comment.

> **Motion:** Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that it conforms with the designation of the General plan and that it conforms with the goals and policies of the General Plan. She included all DRC comments. Commissioner Lockhart seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

Clark Meadow Annexation
DRC Redline Comments

Caden Hazard- requests review of the Clark Meadows Annexation of 7.2 acres located at 9227 W 7750 N (approximately 1800 W 1300 S) with R-1-22 zoning.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller
Representatives of the Applicant Present: Caden Hazard, Scott Hazard
Assigned Planner: Jacob Curtis
Date of Plans Reviewed: 03/14/25
Time Start: 2:36 pm
Time End: 2:45 pm

DRC REPORT:

1. **Critical Issues: None**

2. **Location of existing and proposed City facilities**- Water, Power, and Sewer in 1300 S

3. **Zoning required or recommended-** R-1-22

4. **Distances to schools/parks/shopping**

   Lehi High School- 2.3 miles
   Willowcreek Junior High- 1.69 miles
   Dry Creek Elementary- .4 miles
   Snow Springs Elementary- .4 miles
   Forest-Mellor Park- less than .1 miles

5. **Transportation- 1300 S is a local street**

DRC GENERAL COMMENTS:

1. As a condition of recording the annexation plat, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the R-1-22 Zone is .79 acre feet per acre of culinary water and 2.9 acre feet per acre of irrigation water.
2. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
3. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
4. Plat boundary is not very clear. Can you use a thicker line weight for the annexation boundary and fade back the other line work?
5. Update some of the names of adjacent property owners to be correct
6. Fix street number on plat.
7. RMP asset transfer will be required at development.
8. Lehi Power line extension required at development.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL FOR THE RESOLUTION OF INTENT TO ANNEX ON APRIL 8, 2025.
(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

ORDINANCE NO: 35-2025

AN ORDINANCE APPROVING THE CLARK MEADOWS ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Clark Meadows Annexation, located at approximately 1800 W 1300 S (9227 W 7750 N) and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code: and

WHEREAS, the Lehi City Council conducted a public hearing on the 27th day of May 2025, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

NOW, THEREFORE, IT IS ORDAINED by the City Council of Lehi City, Utah, as follows:

Section 1. The Lehi City Council finds that the proposed Clark Meadows Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the R-1-22 zoning designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 27th day of May 2025.

ATTEST

_____	_____
MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

Clark Meadows Annexation Legal Description

BOUNDARY DESCRIPTION

A part of the Northeast Quarter and the Northwest Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at the Southeast Corner of South Creek Plat “A”, said point being located N0°07'57”W 364.02 feet and N89°52'03”E 2265.81 feet from the West Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian; running thence along said plat the following four (4) courses: (1) N01°39'47"E 33.34 feet; thence (2) N13°46'34"E 41.63 feet; thence (3) N07°28'39"E 20.00 feet; thence (4) N00°01'58"W 537.09 feet; thence East 524.54 feet; thence S00°25'51"W 342.03 feet; thence N89°37'52"W 62.61 feet; thence S00°00'39"E 301.29 feet to a fence line; thence long said fence line the following three (3) courses: (1) N87°40'24"W 399.42 feet; thence (2) S89°08'15"W 49.89 feet; thence (3) S70°02'29"W 10.20 feet; thence N88°59'47"W 14.03 feet to the point of beginning.

Contains 7.20 acres +/-

Annexation Information Requirements:

In general, what is the topography, vegetation, and other natural features present on the property proposed to be annexed?

Topography is relatively flat and has one home located on the property. There is a natural drainage ditch along the southern border of the parcel.

What is the existing land use(s) of the property proposed for annexation and those requested by the owners?

The current use is residential and agricultural. The proposed use is residential.

What is the current and potential (if the property were developed) population and residential density of the proposed area?

Current density is a single home on the 7.2 acre parcel. If the property were to be developed, density would be ½ acre lots, which would yield approximately 9 total lots from the mother parcel. The existing house would remain on a smaller lot once developed.

How will the proposed annexation comply with and achieve Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan?

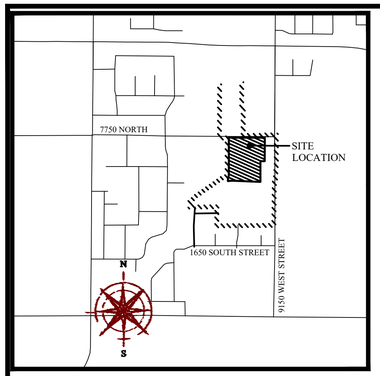
The requested zone upon annexation is consistent with the Lehi City's Annexation Policy, the City's General Plan, and with the surrounding land uses.

What are the current and potential (if the property were developed) demands for City provided facilities and services to the area proposed for annexation, including culinary water, irrigation water, wastewater, transportation facilities, drainage, fire protection, solid waste, parks and recreation, and police protection?

Current demands for city facilities and services are minimal. If developed, the main increased demands the City would see include culinary water and sewer connections with the limited increase of 8 lots not significantly affecting other city provided services. Fire and EMS services are already provided to the area. The proposal would include a dedication of the ditch on the south side of the parcel, together with a design for trail connectivity to be completed at developer's expense, but to be maintained in the future by the City (both trail enhancement and storm drain maintenance in the ditch). Water rights are owned by the applicant and will be transferred to the City per Lehi's water right dedication requirements for culinary and irrigation use.

Are the water rights necessary for annexation, found in Section 27-040 of the Lehi Development Code available for dedication to Lehi City upon annexation?

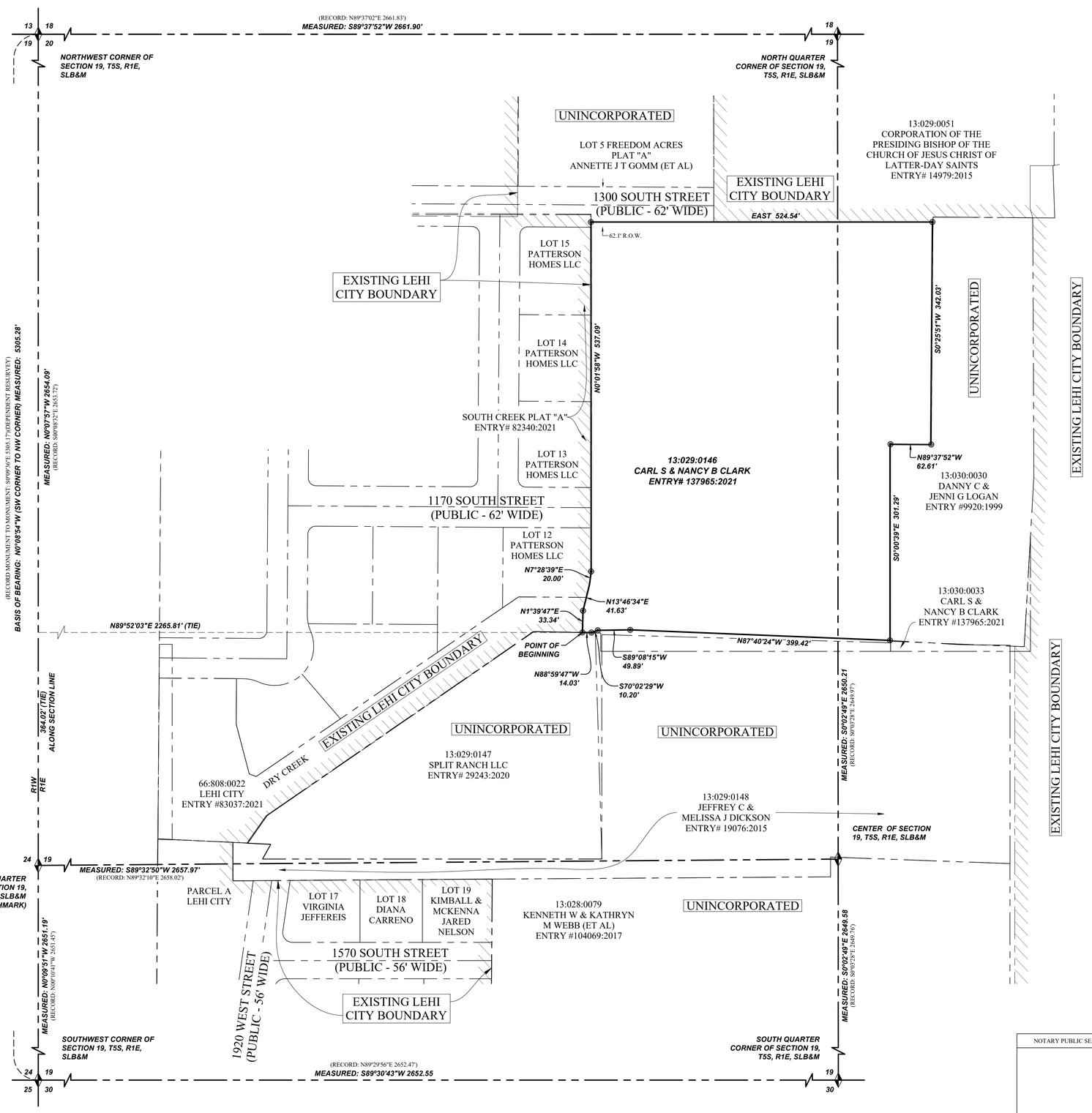
The property owner has sufficient water rights available for dedication to Lehi City for both irrigation and culinary uses.



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- EXISTING LEHI CITY BOUNDARY



N
S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 12554439 DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, WAS MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN UTAH COUNTY TO BE ANNEXED INTO LEHI CITY.

PROFESSIONAL LAND SURVEYOR
03/06/25
No. 12554439
JUSTIN LUNDBERG
STATE OF UTAH

Justin Lundberg
Professional Land Surveyor
License No. 12554439

03/06/25
Date

BOUNDARY DESCRIPTION

A part of the Northeast Quarter and the Northwest Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at the Southeast Corner of South Creek Plat "A", said point being located N0°07'57"W 364.02 feet and N89°52'03"E 2265.81 feet from the West Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian; running thence along said plat the following four (4) courses: (1) N01°39'47"E 33.34 feet; thence (2) N13°46'34"E 41.63 feet; thence (3) N07°28'39"E 20.00 feet; thence (4) N00°01'58"W 537.09 feet; thence East 524.54 feet; thence S00°25'51"W 342.03 feet; thence N89°37'52"W 62.61 feet; thence S00°00'39"E 301.29 feet to a fence line; thence long said fence line the following three (3) courses: (1) N87°40'24"W 399.42 feet; thence (2) S89°08'15"W 49.89 feet; thence (3) S70°02'29"W 10.20 feet; thence N88°59'47"W 14.03 feet to the point of beginning.

Contains 7.20 acres +/-

COUNTY SURVEYOR APPROVAL

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT PURSUANT TO UTAH CODE ANN. 17-23-20 AS AMENDED

COUNTY SURVEYOR _____ DATE _____

SURVEYOR'S SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE CLARK MEADOWS ANNEXATION.

DATED THIS ____ DAY OF _____, A.D. 20___

_____
MAYOR

_____

_____

_____

_____

ATTEST _____
RECORDER

RECORDER'S SEAL

LEHI CITY

CLARK MEADOWS ANNEXATION

LOCATED IN THE N1/2 OF SECTION 19, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

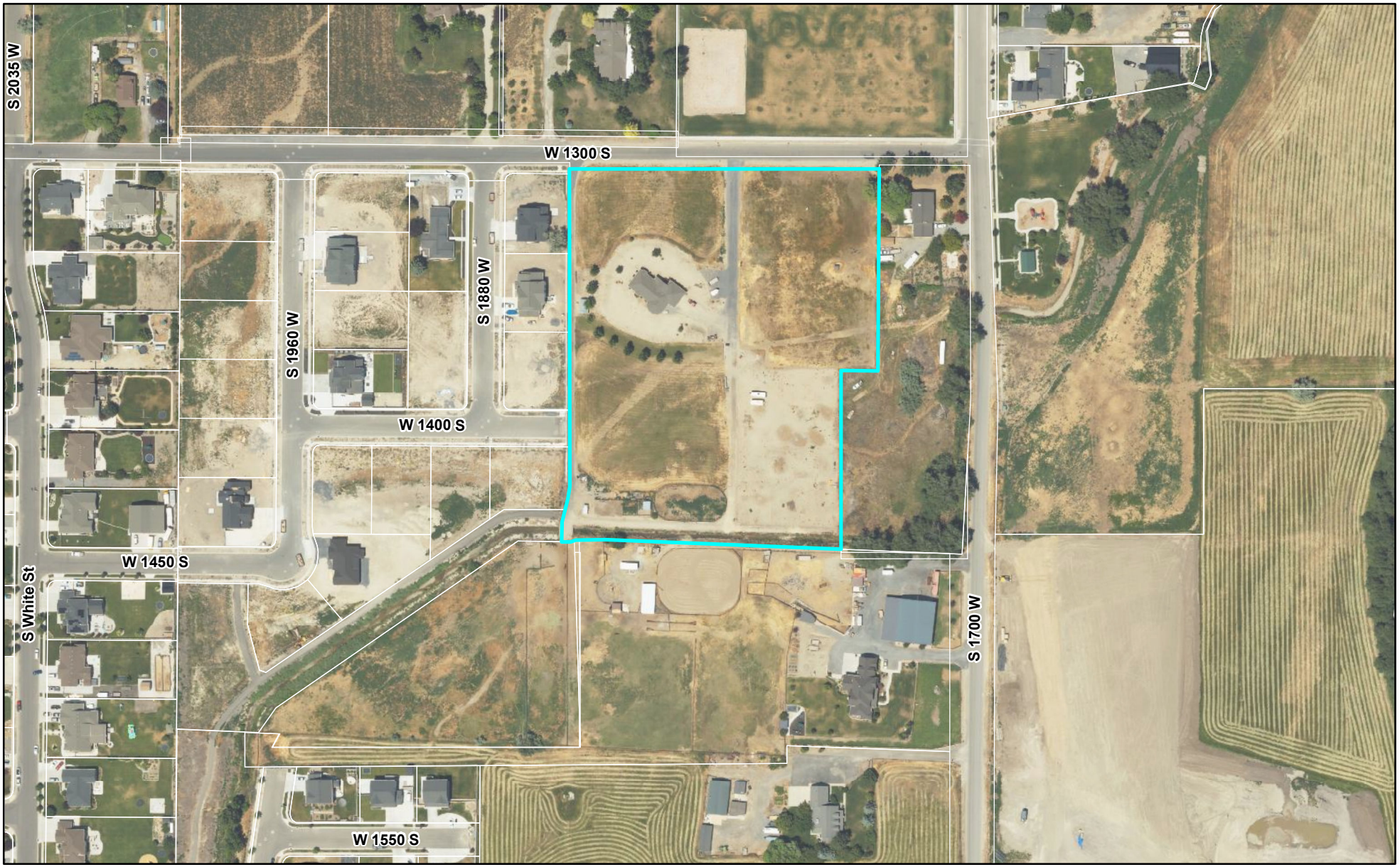
SCALE: 1" = 80 FEET

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER'S SEAL

Z:\...2023\23-0181 Split Ranch & Clark Properties\design 23-0181\dwg\annexation plat\23-0181 annexation plat.dwg

Clark Meadows Annexation

Aerial

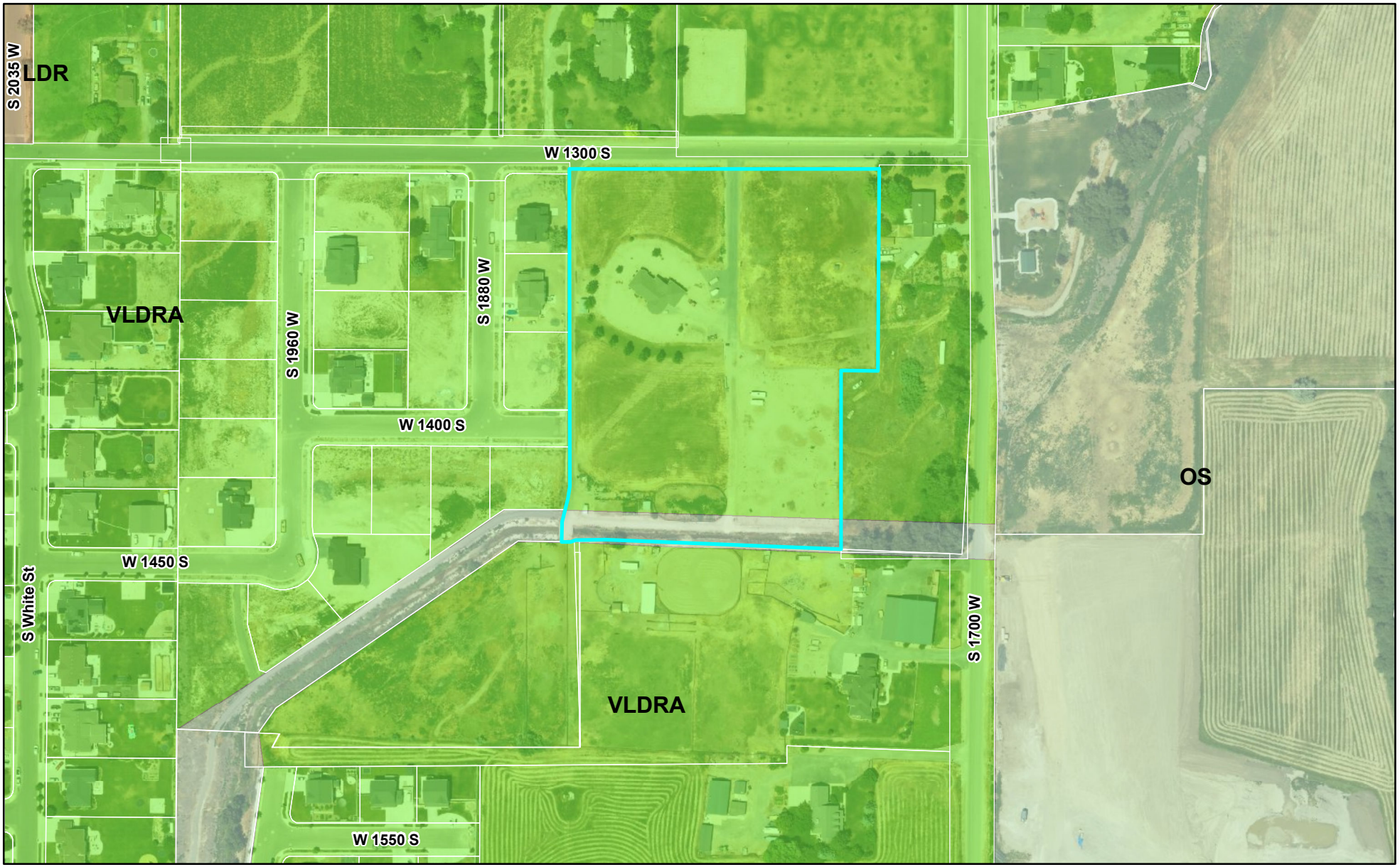


0 280 560 Feet

LEHI CITY

Clark Meadows Annexation

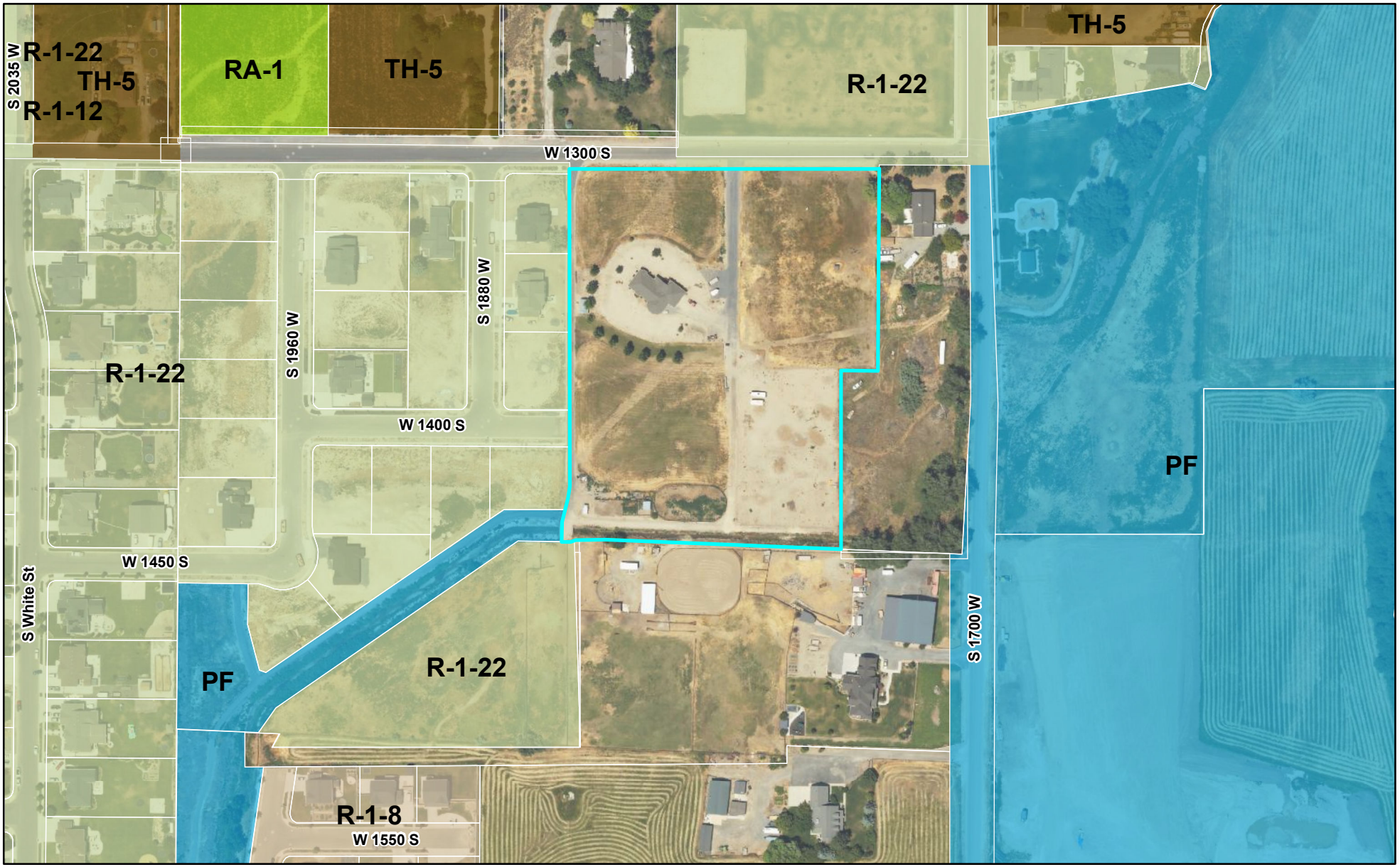
General Plan



LEHI CITY

Clark Meadows Annexation

Zoning



LEHI CITY

LEHI CITY

RESOLUTION NO: 2025-32

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN ANNEXATION AGREEMENT WITH THE OWNERS OF THE PROPERTY THAT IS THE SUBJECT OF THE CLARK MEADOWS ANNEXATION

WHEREAS, the owners desire to annex certain property located at approximately 1800 W 1300 S (9227 W 7750 N) to the City of Lehi which property is further described in Exhibit "A" of the Annexation Agreement and incorporated by reference herein; and

WHEREAS, owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the owners, their heirs, executors, assigns and successors in interest; and

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries; and

WHEREAS, the conditions, performances and obligations of the owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the owners and/or developers have complies with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Annexation Agreement with the owners of the property that is the subject of the Clark Meadows Annexation; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THERFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Clark Meadows Annexation Annexation Agreement attached hereto as Exhibit "A" is herby approved and the Mayor is authorized to execute the Agreement and take all other such actions as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 27th day of May 2025.

LEHI CITY	ATTEST
_____	_____
MARK JOHNSON, Mayor	TEISHA WILSON, City Recorder

CLARK MEADOWS ANNEXATION
ANNEXATION AGREEMENT

THIS AGREEMENT made and entered into this____ day of_____, 20___, by and between **LEHI CITY CORPORATION,** a municipal corporation of the State of Utah and **THE UNDERSIGNED PROPERTY OWNERS,** hereinafter referred to as Owners.

WHEREAS, the Owners desire to annex certain property to the City of Lehi which property is described on Attachment A and incorporated by reference herein; and

WHEREAS, Owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the Owners, their heirs, executors, assigns and successors in interest.

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the Owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries.

WHEREAS, the conditions, performances and obligations of the Owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the Owners and/or developers have complied with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development;

NOW THEREFORE, for and in consideration of the City of Lehi's Agreement to annex said property into the corporate limits of the City of Lehi, the Owners agree to the following:

1. This agreement shall be and is hereby expressly made binding upon all of the heirs, executors, assigns and any and all other successors in interest of the parties hereto.
2. Any improvements stated herein as required to be performed by the Owners prior to annexation shall be and are expressly understood and set forth herein as conditions precedent to annexation; and any requirement which is to be performed after annexation shall be subject to specific performance by the Owner and/or developer, and shall be considered to be a condition subsequent to the annexation and is a requirement to the continued status of the property as having a right to the services, governmental and utility of the City of Lehi.
3. It is agreed that the Owners and/or developers shall pay unto the City of Lehi at such times and places as

required by the ordinance, rules and regulations existing at the time of this Agreement, or as subsequently changed by ordinance, rules of regulations, such sums as are required by the said ordinances, rules and regulations pertaining to development of subdivisions, connections fees, impact fees, and any and all other such fees as are so made and provided.

4. The property will be zoned **R-1-22** as shown on the annexation plat map**.**

5. There will be a water right dedication required as a condition of recording the annexation plat because of the R-1-22 zoning designation. The amount of water to be dedicated has been calculated according to Section 27.070 of the Lehi City Development Code, and determined to be 0.79 acre feet per acre of culinary water and 2.9 acre feet per acre of irrigation water. The annexation plat shall be recorded prior to any application for development being considered other than a concept plan application. When water transfers do occur, they must comply with Exhibit B (attached).

6. As per Utah State Code requirements, Owners agree to work with Lehi City Power to purchase and remove any existing Rocky Mountain Power services to individual customers within the annexation area and connect them to Lehi City Power as a condition of recording the annexation plat and prior to any application for development being considered. This will be at the Owner's expense, and they are required to work with the Lehi City Power Department to provide Lehi City power to the existing customers. If purchase is needed, Lehi City Power will send a request for facility transfer to Rocky Mountain Power, and all costs for the transfer will be passed on to the owner/developer.

7. At the time of development of the property, the Owners and/or Developer will be responsible to purchase, move or remove any existing Rocky Mountain Power main lines and/or facilities affected by the development.

8. As property is developed, roadway dedication may be required to accommodate local roads as identified on the Lehi City Master Transportation Plan.

9. As the property in the annexation is sold or developed, Owners agree to provide notification to all purchasers of the provisions of the Right to Farm chapter of the Lehi City Development Code as it relates to agricultural uses in the area such that all subsequent property owners will be aware of the nature of the farming operations on surrounding properties and the intent to continue present agricultural operations. All individual buyers will be notified of the existing agricultural uses in the surrounding area with the following statements which will be included on the recorded subdivision plats:

> "This area is subject to the normal, everyday sounds, odors, sites, equipment, facilities and any other aspect associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock."

10. The extension of all city utility lines and services will be the responsibility of the Developer.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names and day and year as written.

_____ _____
MARK JOHNSON, Mayor Date

ATTEST:_____
TEISHA WILSON, City Recorder
Lehi City, Utah

_____ _____ _____ _____
Property Owner Date Property Owner Date

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____DAY OF _____A.D. 20___ PERSONALLY APPEARED BEFORE ME

_____, THE SIGNERS OF THE FOREGOING DOCUMENT WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC (SEE SEAL)

EXHIBIT "A"

BOUNDARY DESCRIPTION

A part of the Northeast Quarter and the Northwest Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at the Southeast Corner of South Creek Plat "A", said point being located N0°07'57"W 364.02 feet and N89°52'03"E 2265.81 feet from the West Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian; running thence along said plat the following four (4) courses: (1) N01°39'47"E 33.34 feet; thence (2) N13°46'34"E 41.63 feet; thence (3) N07°28'39"E 20.00 feet; thence (4) N00°01'58"W 537.09 feet; thence East 524.54 feet; thence S00°25'51"W 342.03 feet; thence N89°37'52"W 62.61 feet; thence S00°00'39"E 301.29 feet to a fence line; thence long said fence line the following three (3) courses: (1) N87°40'24"W 399.42 feet; thence (2) S89°08'15"W 49.89 feet; thence (3) S70°02'29"W 10.20 feet; thence N88°59'47"W 14.03 feet to the point of beginning.

Contains 7.20 acres +/-

EXHIBIT "B"

LEHI CITY
WATER RIGHT TRANSFER PROCEDURES

The procedures in this exhibit pertain to all transfers of water rights to Lehi City such as transfers related to annexations, zone changes, etc.

1. General Requirements. The water right dedication for an annexation is based on the zoning designation assigned at the time of annexation. Should the zone be changed subsequent to annexation, an adjustment will be made in order to conform to the water dedication schedule for the new zone. Acre-feet will be rounded up if the shares/water rights do not exactly match the required amount. Lehi Irrigation Company shares shall be used as the standard in determining the number of shares of water stock to be dedicated. Owner warrants good and marketable title to the Stock/Water Rights and warrants that Stock/Water Rights will be transferred free of all liens, encumbrances and security interests. Owner shall pay all debts, taxes, charges and assessments against said Stock/Water Rights existing as of the date that the Owner transfers Stock/Water Rights to Lehi City.

2. Irrigation Company Shares. If the irrigation shares can be used directly in the Lehi pressurized irrigation system, the shares shall be transferred into the name of Lehi City through the Irrigation company and the certificates delivered to Lehi City. If the irrigation company shares cannot be used directly in the Lehi pressurized irrigation system, the change application procedure in item #4 must be followed. When the change application is final, Owner must transfer the shares into the name of Lehi City through the Irrigation company and deliver the certificates to Lehi City.

3. Fee in Lieu of Future Assessments. Shares of stock in mutual irrigation companies are subject to payment of an annual fee to cover assessments levied by the irrigation company board of directors pursuant to Utah Code Annotated 16-4-4 et seq. If the city incurs pumping costs in order to use the irrigation water in the city system, then there shall be an additional assessment. In consideration for the City's additional obligation created herein for all future assessments levied by the irrigation company, Owner agrees to make a one-time payment to Lehi City equal to the most recent assessment levied against the shares being

transferred to the City multiplied by 15.

4. <u>Non-irrigation Company Shares.</u> The Owner must prepare, submit, pay appropriate fees and receive approval from State Engineer's Office for a Joint Change of Water for said water right to be used from an existing City source for municipal use as approved by the Lehi City Engineer. (This will allow quantification and verification of the right by the State Engineer's Office.) The decision on the change application shall be considered final when the time for filing a request for reconsideration with the Utah State Engineer's office (20 days after issuance of the Utah State Engineer's decision) and the time for filing a judicial review action in the district court (30 days after the later of the issuance of the Utah State Engineer's decision or a denial of a request for reconsideration) has run and no judicial review action has been filed. When the change application is final, Owner must:

a. Prepare warranty deed to transfer title to Lehi City

b. Record deed at the Utah County Recorder's Office

c. Transfer title to Lehi City at the State Engineer's Office

d. Deliver recorded deed to Lehi City

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: May 27, 2025
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Salt Spring Annexation on 13.32 acres of property located at approximately 500 East 950 South, assigning the TH-5 zoning.

a. Public Hearing

b. Consideration of Resolution #2025-31 approving an annexation agreement with the owners of the property that is the subject of the Salt Spring Annexation.

c. Consideration of Ordinance #27-2025 approving the Salt Spring Annexation with TH-5 zoning.

Suggested Action:

Attachments:

CC Staff Report Salt Spring Annexation - Final Approval 05.27.25.docx

Salt Spring Annexation DRC 03.12.25.docx

Ord 34-2025.docx

Annexation Plat_Salt Spring_03.14.2025.pdf

Salt Spring aerial.pdf

Salt Spring GP.pdf

Salt Spring zoning.pdf

Res 2025-31.docx

Salt Spring Annexation AnnexAgreement 05.27.25.docx

SALT SPRING ANNEXATION

CITY COUNCIL REPORT

Applicant	Cameron Smith		
Meeting Date	May 27, 2025		
Requested Action/Purpose	Approval of a proposed annexation		
Location	Approximately 500 East 950 South		
Requested Zoning	TH-5		
General Plan Land Use Designation	VLDRA		
Acreage	13.25 acres		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	N/A	Single family residential
	South	N/A	Undeveloped
	East	A-5	Undeveloped
	West	R-1-22	Sugar Mill Estates
Date of DRC Review	March 12, 2025		
Date of City Council Acceptance	April 8, 2025		
Date of Planning Commission Review	April 24, 2025		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Acceptance of annexation
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

DEVELOPMENT CODE STANDARDS

Section 05.020. Zoning Districts Purpose

The Transitional Holding-5 (TH-5) District is designated primarily for the annexation of land where no water is dedicated upon annexation and where no city culinary water or pressurized irrigation water services will be provided. Characteristic of this district is a continuation of uses and services existing at the time of annexation. All new uses must comply with Table 05-030-A, Table 05-040-A, and Table 12-060 of the Lehi City Development Code. Property may be annexed into the TH-5 district without the requirement of a General Plan amendment. It is, however anticipated that when the property is rezoned, it will comply with the General Plan designation. Otherwise, a General Plan amendment will be required.

Following annexation into the TH-5 District, a single lot may be partially rezoned to a different zoning district so long as the portion of the lot remaining in the TH-5 district is not smaller than one acre.

REPORT ANALYSIS

The proposed TH-5 zoning allows the 13.25-acre property located at approximately 500 East 950 South to be annexed into the City but restricts development until a zone change occurs and water is dedicated. This annexation is being done by resolution because the property is part of an existing county island.

The DRC reviewed the proposed annexation and had no critical issue concerns. Additionally, the applicant updated the plat to resolve the general comments given related to notes on the plat.

Please consider the DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed annexation. Any motion should include findings. Possible findings include:

1. The proposed application does/does not conform to the goals and policies of the General Plan.
2. Other findings as determined at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on April 24, 2025. The minutes and motion from this meeting are as follows:

3.4) Public hearing and consideration of Fieldstone Homes's request for review of TH-5 (transitional holding) zoning on the Salt Spring Annexation, 13.32 acres of property located at approximately 500 East 950 South.

Katie Bussell presented the item. The proposed zone would allow the zone to be annexed into the city but restricts development until a zone change occurs and water is dedicated. This is just to annex the property out of the county and into the city. The final density is still being decided by the city.

Randy Smith was present representing Fieldstone Homes. The seller of the property wanted to maintain water rights until development occurred.

Commissioner Jackson opened public comment.

Katie Bussell summarized the online comments. There were four comments opposed to the item, but they were mainly concerned with the General Plan Amendment.

Commissioner Jackson closed public comment.

Commissioner Everett clarified that this is the temporary holding zone used for annexations and will have no effect on the future zoning of the land. Commissioner Jackson also emphasized that development would be happening on the land regardless of what zoning was decided upon.

> **Motion:** Commissioner Jones moved to give a positive recommendation to the Lehi City Council with the findings that the proposed application does conform to the goals and policies of the General Plan. He included all DRC comment. Commissioner Everett seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

Salt Spring Annexation
DRC Redline Comments

*Cameron Smith- requests review of the **Salt Spring Annexation** with TH-5 zoning on 13.32 acres located at approximately 500 East 950 South.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller
Representatives of the Applicant Present: Cameron Smith, Randy Smith
Assigned Planner: Jacob Curtis
Date of Plans Reviewed: 03/04/25
Time Start: 11:20 am
Time End: 11:31 am

DRC REPORT:

1. **Critical Issues: None**

2. **Location of existing and proposed City facilities-** Water and Sewer in 950 S and 800 S

3. **Zoning required or recommended: TH-5**
   (General Plan Amendment is in process to change from VLDRA to HDR)

4. **Distances to schools/parks/shopping**

   Lehi High School- .75 miles
   Lehi Junior High- 1.88 miles
   Meadow Elementary- 1 mile
   Watercress Park- .5 miles
   Macey's & Pioneer Market- .75 miles

5. **Transportation- 700 S future extension (Master Planned Minor Collector)**

DRC GENERAL COMMENTS:

1. Only need a signature line for the Mayor
2. Double check ownership on this parcel
3. Remove the address from the annexation plat.
4. Remove fee line from the plat.

THIS ITEM WILL BE SCHEDULED FOR RESOLUTION OF INTENT TO ANNEX ON APRIL 8, 2025.

PLANNING COMMISSION FOR BOTH THE GENERAL PLAN AMENDMENT AND THE REVIEW OF TH-5 ZONING WOULD BE ON APRIL 24, 2025.

FINAL APPROVAL OF THE ANNEXATION AND CONSIDERATION OF THE GENERAL PLAN AMENDMENT BY THE CITY COUNCIL WOULD BE ON MAY 13, 2025.

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

LEHI CITY

ORDINANCE NO: 34-2025

AN ORDINANCE APPROVING THE SALT SPRING ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Salt Spring Annexation, located at approximately 500 East 950 South and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code: and

WHEREAS, the Lehi City Council conducted a public hearing on the 27th day of May 2025, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

NOW, THEREFORE, IT IS ORDAINED by the City Council of Lehi City, Utah, as follows:

Section 1. The Lehi City Council finds that the proposed Salt Spring Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the TH-5 zoning designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 27th day of May 2025.

ATTEST

_____	_____
MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

Salt Spring Annexation Legal Description

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 21 & the SW1/4 of Section 16, Township 5 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Lehi City Corporate Limits as described in MILL POND ANNEX with Entry No. 6358:1999, according to the Official Plat thereof on file in the Office of the Utah County Recorder, point also being the North 1/4 Corner of Section 21 (Basis of Bearing: S89°51'11”E between the North 1/4 Corner and the Northeast Corner of Section 21, T5S, R1E, SLB&M); thence S1°02'39”E along said Plat 677.14 feet to a point on the south line of that Real Property described in Entry No. 163398:2021 of the Official Records of Utah County; thence N89°31'02”W along Parcel 1 of said Deed 655.82 feet to a point on the Lehi City Corporate Limits as described in MACK WAGSTAFF ADDITION with Entry No. 130351:2006, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 2 (two) bearings and distances: (1) N0°00'14”W (plat: South) 672.67 feet to a point on the Section line between the Northwest Corner and North 1/4 Corner of said Section 21; (2) thence N89°53'44”W (plat: S89°53'29”E) along said Section line 0.94 feet to a point on the Lehi City Corporate Limits as described in MADISON MEADOW ANNEXATION with Entry No. 85274:2015, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N0°36'35”W (plat: S0°36'24”E) along said Plat 213.34 feet to a point on the north line of that Real Property described in Entry No. 163398:2021 of the Official Records of Utah County; thence East along Parcel 2 of said Deed 651.74 feet to a point on the Lehi City Corporate Limits as described in MILL POND ANNEX with Entry No. 6358:1999, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S1°20'35”W along said Plat 214.56 feet to the point of beginning.

Contains: 13.25+/- acres



VICINITY MAP
NTS

205
800 SOUTH
(PUBLIC - 62' WIDE)
MADISON MEADOWS EAST
ENTRY No. 200544:2021
203
204
(S0°36'24"E)
N0°36'35"W
213.34
THE KIRKHAM FAMILY TRUST
13:008:0005
EAST
651.74
PARCEL 13:008:0003
3.18 ACRES
214.56
S1°20'35"W
KENT G. BUCKWALTER QTIP TRUST
13:016:0015
0 50' 100'
SCALE: 1" = 50'
17 16 20 21 S89°53'50"E 2646.93 (BETWEEN MONUMENTS)
(S89°53'44"E 2647.66)
NORTHWEST CORNER
OF SECTION 21, T5S, R1E, SLB&M
(FOUND 3" COUNTY BRASS CAP)
(S89°53'29"E)
N89°53'44"W
0.94
16 21 POINT OF BEGINNING
NORTH 1/4 CORNER
OF SECTION 21, T5S, R1E, SLB&M
(FOUND 1.5" COUNTY BRASS CAP)
(BASIS OF BEARING: S89°51'11"E
2646.17 BETWEEN MONUMENTS)
16 21 15 22
NORTHEAST CORNER
OF SECTION 21, T5S, R1E, SLB&M
(FOUND 3" COUNTY BRASS CAP)
LOT 4
LEHI CITY
CORPORATE LIMITS
950 SOUTH
(PUBLIC - 56' WIDE)
AHA PROPERTIES, LLC & JATG
PROPERTIES, LLC
PROPOSED ZONING:
TRANSITIONAL HOLDING (TH-5)
ANNEXATION AREA: 13.25+/- ACRES
LOT 5
SUGAR MILL ESTATES SUBDIVISION
ENTRY No. 130668:2007
(SOUTH)
N0°00'14"W
672.67
PARCEL 13:037:0044
10.07 ACRES
677.14
S1°02'39"E
KENT G. BUCKWALTER QTIP TRUST
13:038:0048
LOT 12
LEHI CITY
CORPORATE LIMITS
LOT 13
655.82
N89°31'02"W
BOB COOK PLAT "A" AMENDED
ENTRY No. 96928:2002
LOT 1
ALLEN TRAVIS & TORI LEE GERBER
35:304:0014

LEGEND

	LEHI CITY CORPORATE LIMITS
	ANNEXATION BOUNDARY
	ADJACENT PARCEL LINES
	SECTION LINE
BEARING/DISTANCE	MEASURED
(BEARING/DISTANCE)	(RECORD)

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

NOTES

1) THE PURPOSE OF THIS PLAT IS TO PROVIDE A GRAPHIC REPRESENTATION AND ASSOCIATED LEGAL DESCRIPTION OF LANDS TO BE ANNEXED INTO THE CORPORATE LIMITS OF LEHI CITY.
2) THE BASIS OF BEARING IS S89°51'11"E ALONG THE SECTION LINE BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. ALL DEEDS & PLATS OF RECORD REFERENCED HEREON HAVE BEEN ROTATED TO THAT BASIS OF BEARING.
3) THE FOLLOWING PLATS (RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER) AND SURVEYS (FILED IN THE OFFICE OF THE UTAH COUNTY SURVEYOR) HAVE BEEN REVIEWED IN THE COURSE OF PREPARING THIS ANNEXATION PLAT:
   A. ANNEXATION INTO LEHI CITY, ENTRY No. 130351:2006, RECORDED 10/02/2006
   B. ANNEXATION INTO LEHI CITY, ENTRY No. 85274:2015, RECORDED 9/17/2015
   C. ANNEXATION INTO LEHI CITY, ENTRY No. 6358:1999, RECORDED 1/20/1999
   D. SUGAR MILL ESTATES SUBDIVISION, ENTRY No. 130668:2007
   E. MADISON MEADOWS EAST, ENTRY No. 200544:2021
   F. BOB COOK SUBDIVISION PLAT "A" AMENDED, ENTRY No. 96928:2002

SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO LOGAN CITY, UTAH.

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 21 & the SW1/4 of Section 16, Township 5 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Lehi City Corporate Limits as described in MILL POND ANNEX with Entry No. 6358:1999, according to the Official Plat thereof on file in the Office of the Utah County Recorder, point also being the North 1/4 Corner of Section 21 (Basis of Bearing: S89°51'11"E between the North 1/4 Corner and the Northeast Corner of Section 21, T5S, R1E, SLB&M); thence S1°02'39"E along said Plat 677.14 feet to a point on the south line of that Real Property described in Entry No. 163398:2021 of the Official Records of Utah County; thence N89°31'02"W along Parcel 1 of said Deed 655.82 feet to a point on the Lehi City Corporate Limits as described in MACK WAGSTAFF ADDITION with Entry No. 130351:2006, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 2 (two) bearings and distances: (1) N0°00'14"W (plat: South) 672.67 feet to a point on the Section line between the Northwest Corner and North 1/4 Corner of said Section 21; (2) thence N89°53'44"W (plat: S89°53'29"E) along said Section line 0.94 feet to a point on the Lehi City Corporate Limits as described in MADISON MEADOW ANNEXATION with Entry No. 85274:2015, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N0°36'35"W (plat: S0°36'24"E) along said Plat 213.34 feet to a point on the north line of that Real Property described in Entry No. 163398:2021 of the Official Records of Utah County; thence East along Parcel 2 of said Deed 651.74 feet to a point on the Lehi City Corporate Limits as described in MILL POND ANNEX with Entry No. 6358:1999, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S1°20'35"W along said Plat 214.56 feet to the point of beginning.

Contains: 13.25+/- acres

CURTIS BOWN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

DATE

SURVEYOR'S SEAL

ACCEPTANCE OF LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH COUNTY CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE SALT SPRING ANNEXATION.

DATED THIS_____ DAY OF _____ A.D. 20____

MAYOR

RECORDER'S SEAL

CLERK RECORDER

ACCEPTANCE BY UTAH COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANN. §17-23-20 AS AMENDED.

SURVEYOR'S SEAL

UTAH COUNTY SURVEYOR

DATE

ANNEXATION PLAT

SALT SPRING
ANNEXATION
TO
LEHI CITY, UTAH COUNTY, UTAH

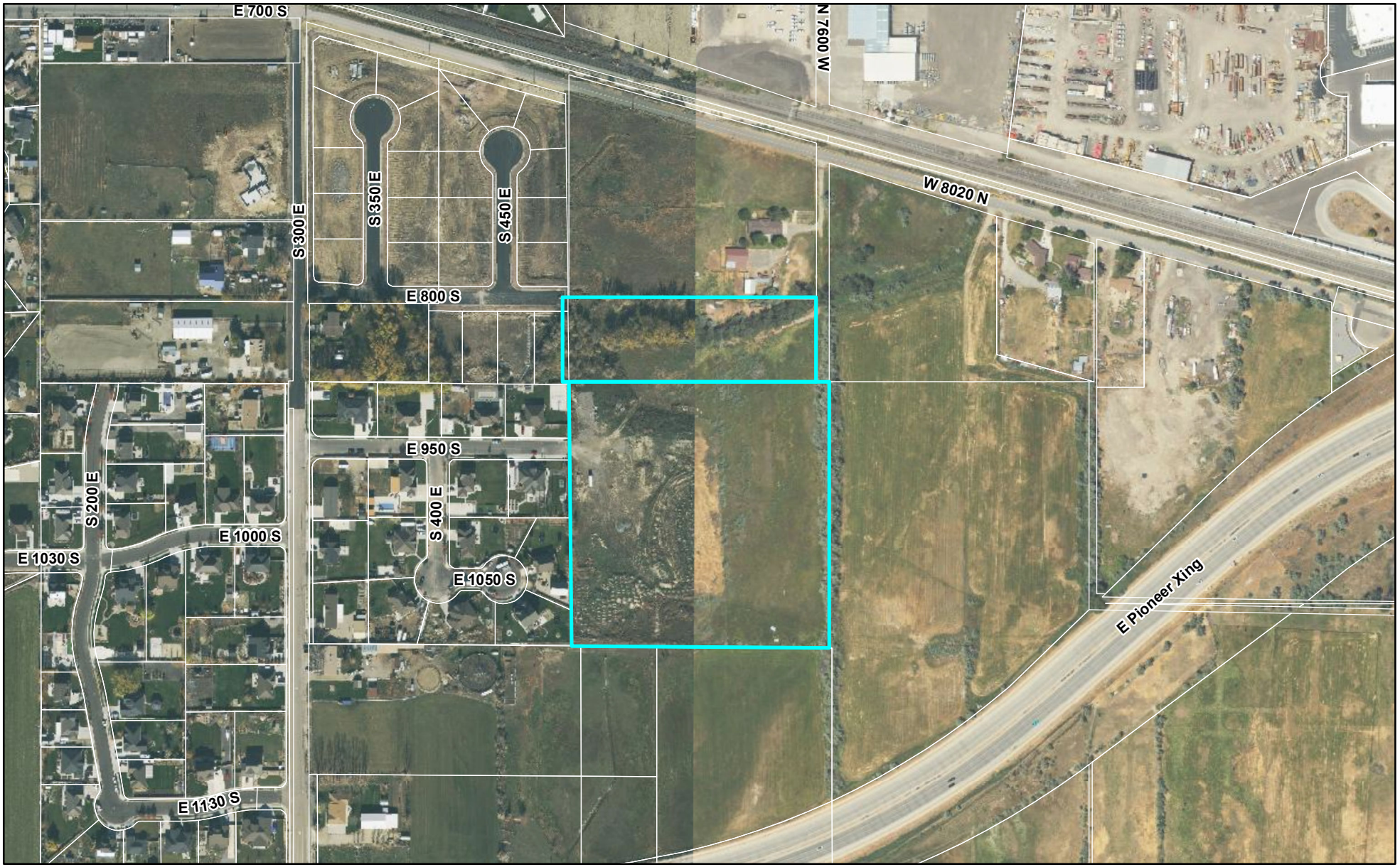
RECORDED # _____
STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF:

DATE:_____ TIME: _____ BOOK: _____ PAGE: _____

UTAH COUNTY RECORDER

Salt Spring Annexation

Aerial



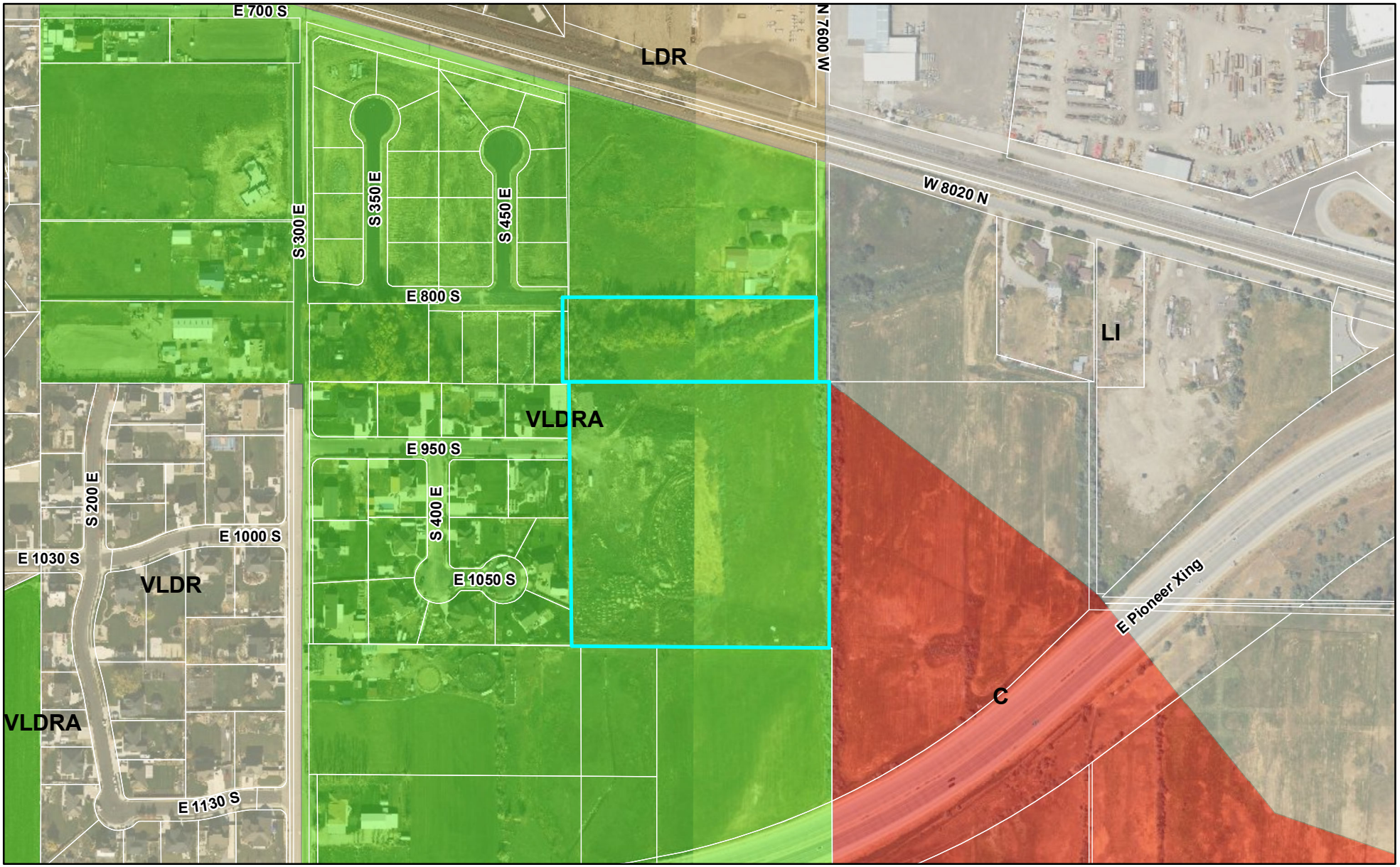
Feet

0 420 840

LEHI CITY

Salt Spring Annexation

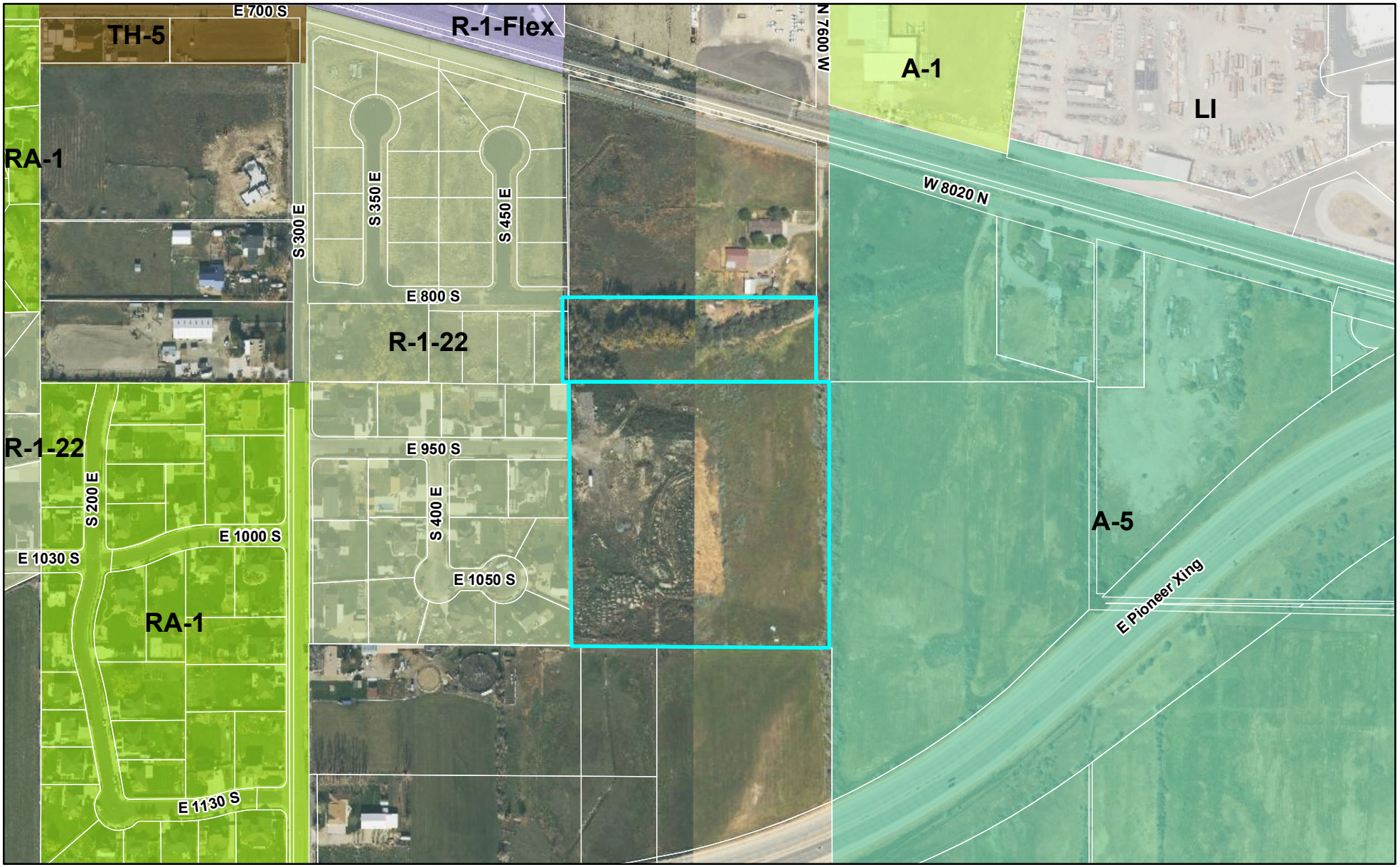
General Plan



LEHI CITY

Salt Spring Annexation

Zoning



LEHI CITY

LEHI CITY

RESOLUTION NO: 2025-31

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN ANNEXATION AGREEMENT WITH THE OWNERS OF THE PROPERTY THAT IS THE SUBJECT OF THE SALT SPRING ANNEXATION

WHEREAS, the owners desire to annex certain property located at approximately 500 East 950 South to the City of Lehi which property is further described in Exhibit "A" of the Annexation Agreement and incorporated by reference herein; and

WHEREAS, owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the owners, their heirs, executors, assigns and successors in interest; and

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries; and

WHEREAS, the conditions, performances and obligations of the owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the owners and/or developers have complies with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Annexation Agreement with the owners of the property that is the subject of the Salt Spring Annexation; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THERFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Salt Spring Annexation Annexation Agreement attached hereto as Exhibit "A" is herby approved and the Mayor is authorized to execute the Agreement and take all other such actions as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 27th day of May 2025.

LEHI CITY	ATTEST
_____	_____
MARK JOHNSON, Mayor	TEISHA WILSON, City Recorder

SALT SPRING ANNEXATION
ANNEXATION AGREEMENT

THIS AGREEMENT made and entered into this____ day of_____, 20___, by and between **LEHI CITY CORPORATION,** a municipal corporation of the State of Utah and **THE UNDERSIGNED PROPERTY OWNERS,** hereinafter referred to as Owners.

WHEREAS, the Owners desire to annex certain property to the City of Lehi which property is described on Attachment A and incorporated by reference herein; and

WHEREAS, Owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the Owners, their heirs, executors, assigns and successors in interest.

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the Owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries.

WHEREAS, the conditions, performances and obligations of the Owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the Owners and/or developers have complied with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development;

NOW THEREFORE, for and in consideration of the City of Lehi's Agreement to annex said property into the corporate limits of the City of Lehi, the Owners agree to the following:

1. This agreement shall be and is hereby expressly made binding upon all of the heirs, executors, assigns and any and all other successors in interest of the parties hereto.
2. Any improvements stated herein as required to be performed by the Owners prior to annexation shall be and are expressly understood and set forth herein as conditions precedent to annexation; and any requirement which is to be performed after annexation shall be subject to specific performance by the Owner and/or developer, and shall be considered to be a condition subsequent to the annexation and is a requirement to the continued status of the property as having a right to the services, governmental and utility of the City of Lehi.
3. It is agreed that the Owners and/or developers shall pay unto the City of Lehi at such times and places as

required by the ordinance, rules and regulations existing at the time of this Agreement, or as subsequently changed by ordinance, rules of regulations, such sums as are required by the said ordinances, rules and regulations pertaining to development of subdivisions, connections fees, impact fees, and any and all other such fees as are so made and provided.

4. The property will be zoned **TH-5** as shown on the annexation plat map**.**

5. There will be not be a water right dedication required as a condition of recording the annexation plat because of the TH-5 zoning designation. No further development can occur until the zoning is change and water is dedicated.

6. As per Utah State Code requirements, Owners agree to work with Lehi City Power to purchase and remove any existing Rocky Mountain Power services to individual customers within the annexation area and connect them to Lehi City Power as a condition of recording the annexation plat and prior to any application for development being considered. This will be at the Owner's expense, and they are required to work with the Lehi City Power Department to provide Lehi City power to the existing customers. If purchase is needed, Lehi City Power will send a request for facility transfer to Rocky Mountain Power, and all costs for the transfer will be passed on to the owner/developer.

7. At the time of development of the property, the Owners and/or Developer will be responsible to purchase, move or remove any existing Rocky Mountain Power main lines and/or facilities affected by the development.

8. As property is developed, roadway dedication may be required to accommodate local roads as identified on the Lehi City Master Transportation Plan.

9. As the property in the annexation is sold or developed, Owners agree to provide notification to all purchasers of the provisions of the Right to Farm chapter of the Lehi City Development Code as it relates to agricultural uses in the area such that all subsequent property owners will be aware of the nature of the farming operations on surrounding properties and the intent to continue present agricultural operations. All individual buyers will be notified of the existing agricultural uses in the surrounding area with the following statements which will be included on the recorded subdivision plats:

> "This area is subject to the normal, everyday sounds, odors, sites, equipment, facilities and any other aspect associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock."

10. The extension of all city utility lines and services will be the responsibility of the Developer.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names and day and year as written.

_____ _____
MARK JOHNSON, Mayor Date

ATTEST:_____
TEISHA WILSON, City Recorder
Lehi City, Utah

_____ _____ _____ _____
Property Owner Date Property Owner Date

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____DAY OF _____A.D. 20___ PERSONALLY APPEARED BEFORE ME

_____, THE SIGNERS OF THE FOREGOING DOCUMENT WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC (SEE SEAL)

EXHIBIT "A"

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 21 & the SW1/4 of Section 16, Township 5 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Lehi City Corporate Limits as described in MILL POND ANNEX with Entry No. 6358:1999, according to the Official Plat thereof on file in the Office of the Utah County Recorder, point also being the North 1/4 Corner of Section 21 (Basis of Bearing: S89°51'11"E between the North 1/4 Corner and the Northeast Corner of Section 21, T5S, R1E, SLB&M); thence S1°02'39"E along said Plat 677.14 feet to a point on the south line of that Real Property described in Entry No. 163398:2021 of the Official Records of Utah County; thence N89°31'02"W along Parcel 1 of said Deed 655.82 feet to a point on the Lehi City Corporate Limits as described in MACK WAGSTAFF ADDITION with Entry No. 130351:2006, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 2 (two) bearings and distances: (1) N0°00'14"W (plat: South) 672.67 feet to a point on the Section line between the Northwest Corner and North 1/4 Corner of said Section 21; (2) thence N89°53'44"W (plat: S89°53'29"E) along said Section line 0.94 feet to a point on the Lehi City Corporate Limits as described in MADISON MEADOW ANNEXATION with Entry No. 85274:2015, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N0°36'35"W (plat: S0°36'24"E) along said Plat 213.34 feet to a point on the north line of that Real Property described in Entry No. 163398:2021 of the Official Records of Utah County; thence East along Parcel 2 of said Deed 651.74 feet to a point on the Lehi City Corporate Limits as described in MILL POND ANNEX with Entry No. 6358:1999, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S1°20'35"W along said Plat 214.56 feet to the point of beginning.

Contains: 13.25+/- acres

EXHIBIT "B"

LEHI CITY
WATER RIGHT TRANSFER PROCEDURES

The procedures in this exhibit pertain to all transfers of water rights to Lehi City such as transfers related to annexations, zone changes, etc.

1. General Requirements. The water right dedication for an annexation is based on the zoning designation assigned at the time of annexation. Should the zone be changed subsequent to annexation, an adjustment will be made in order to conform to the water dedication schedule for the new zone. Acre-feet will be rounded up if the shares/water rights do not exactly match the required amount. Lehi Irrigation Company shares shall be used as the standard in determining the number of shares of water stock to be dedicated. Owner warrants good and marketable title to the Stock/Water Rights and warrants that Stock/Water Rights will be transferred free of all liens, encumbrances and security interests. Owner shall pay all debts, taxes, charges and assessments against said Stock/Water Rights existing as of the date that the Owner transfers Stock/Water Rights to Lehi City.

2. Irrigation Company Shares. If the irrigation shares can be used directly in the Lehi pressurized irrigation system, the shares shall be transferred into the name of Lehi City through the Irrigation company and the certificates delivered to Lehi City. If the irrigation company shares cannot be used directly in the Lehi pressurized irrigation system, the change application procedure in item #4 must be followed. When the change application is final, Owner must transfer the shares into the name of Lehi City through the Irrigation company and deliver the certificates to Lehi City.

3. Fee in Lieu of Future Assessments. Shares of stock in mutual irrigation companies are subject to payment of an annual fee to cover assessments levied by the irrigation company board of directors pursuant to Utah Code Annotated 16-4-4 et seq. If the city incurs pumping costs in order to use the irrigation water in the city system, then there shall be an additional assessment. In consideration for the City's additional obligation created herein for all future assessments levied by the irrigation company, Owner agrees to make a one-time payment to Lehi City equal to the most recent assessment levied against the shares being

transferred to the City multiplied by 15.

4. <u>Non-irrigation Company Shares.</u> The Owner must prepare, submit, pay appropriate fees and receive approval from State Engineer's Office for a Joint Change of Water for said water right to be used from an existing City source for municipal use as approved by the Lehi City Engineer. (This will allow quantification and verification of the right by the State Engineer's Office.) The decision on the change application shall be considered final when the time for filing a request for reconsideration with the Utah State Engineer's office (20 days after issuance of the Utah State Engineer's decision) and the time for filing a judicial review action in the district court (30 days after the later of the issuance of the Utah State Engineer's decision or a denial of a request for reconsideration) has run and no judicial review action has been filed. When the change application is final, Owner must:

a. Prepare warranty deed to transfer title to Lehi City

b. Record deed at the Utah County Recorder's Office

c. Transfer title to Lehi City at the State Engineer's Office

d. Deliver recorded deed to Lehi City

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: May 27, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Reallocating Community Development Block Grants (CDBG) funds due to budget constraints.

Suggested Action:

Attachments:

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: May 27, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public Hearing for Fiscal Year 2026 Executive Municipal Officers Compensation Increases

Suggested Action:

Attachments:

FY26 Executive Municipal Officers Compensation.docx

Lehi City
FY 2026 Executive Municipal Officers Compensation Increases
Utah Code Section 10-3-818

==========

The FY 2026 budget provides compensation funding increases for executive officers for the fiscal year beginning July 1, 2025 and ending June 30, 2026 with the following key provisions:

- A merit increase of up to 3% for all executive officers;	$ 148,000.76
- A 1% cost of living adjustment "COLA" increase;	49,333.59
- A prorated increase for the City Administrator's deferred compensation plan, based on 3% merit and 1% COLA increases;	279.89
- A targeted market increase of 0-3% for select executive officers.	Not to exceed 50,000.00

DRAFT

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: May 27, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2025-30 adopting the Lehi City Fiscal Year 2026 Budget and Consolidated Fee Schedule

Suggested Action:

Attachments:

Res 2025-30.docx

FY 2026 MAYOR'S TENTATIVE BUDGET.pdf

2026 Fee Schedule.pdf

RESOLUTION NO. 2025-30

A RESOLUTION ADOPTING THE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2026 (JULY 1, 2025 – JUNE 30, 2026).

WHEREAS, the City of Lehi has previously adopted a tentative budget for Fiscal Year 2026; and

WHEREAS, at the time said tentative budget was adopted, a public hearing was scheduled and notice thereof published in the Daily Herald, a newspaper of general circulation in the city of Lehi, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

WHEREAS, a public hearing was duly held at the time and place provided in said notice; and

WHEREAS, the City Council received all competent evidence offered in support of and opposed to said proposed budget amendments and it appearing that the proposed budget is in accordance with the provisions of Section 10-6-101 et seq., Utah Code Annotated (1953); and

WHEREAS, all of said proceedings were duly and regularly conducted;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lehi, Utah that the budgets as set forth for the fiscal year ending June 30, 2026 are hereby adopted as proposed.

This resolution shall take effect on July 1, 2025.

Approved and Adopted by the City Council of Lehi City this 22nd day of May, 2025.

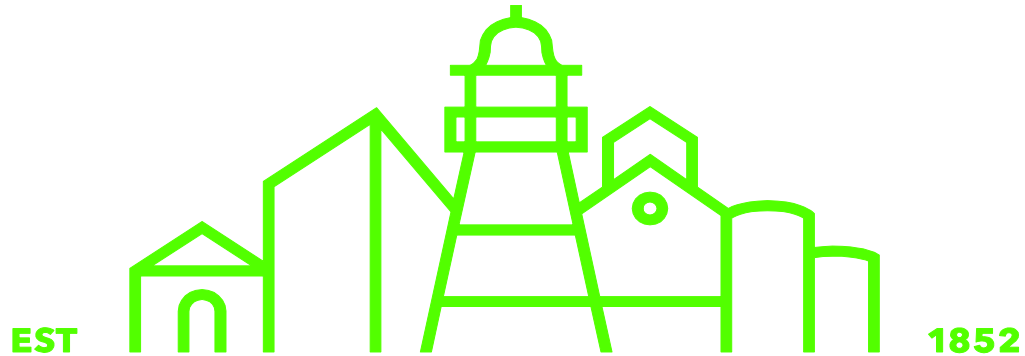
Attest:

_____ _____

Mayor Mark Johnson, Lehi City Teisha Wilson, City Recorder

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2026



LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2026

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2026

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2026

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Guiding Financial Principles

While the City's long-term goals and objectives guide what the budget accomplishes, the accomplishment of these goals and objectives through the budget process is based on following guiding principles:

Budgeting

- Lehi City should finance services rendered to the general public, such as police, fire, streets, and parks, from revenues imposed on the general public, such as property and sales taxes. Special services rendered to specific groups of residents should be financed by user fees, impact fees, license and permit fees, or special assessments.

- Lehi City should balance all budgets annually, in accordance with Utah law, which states the following:
    - The total of the anticipated revenues shall equal the total of appropriated expenditures (Section 10-6-110, U.C.A.)
    - The governing body of any city may not make an appropriation in the final budget of any fund in excess of the estimated expendable revenue for the budget period of the fund (Section 10-6-117, U.C.A.)

- Revenue projections will be based on recent trends and current economic conditions. Projections will be conservative in order to reduce the chance of revenue shortfalls.

- The city will use one time or temporary funds for capital or other nonrecurring purposes. These funds will not be used to fund on-going expenditures.

- Reports will be made quarterly to the City Council to report performance and identify areas in the budget that may need to be adjusted.

Taxation

- Lehi recognizes that Utah property tax regulation do not keep property tax revenue current with inflation. The City will consider adjusting property tax rates to recover lost purchasing power associated with the certified tax rate every two years. Increases in the property tax rate will primarily increase to make tax revenue consistent with inflation.

Debt

- Lehi City should strive for inter-generational fairness. Thus, each generation of taxpayers should pay its fair share of the long-range cost of city services.

- Debt will be only issued for capital projects, not on-going operations. Payments for debt service will not extend beyond the useful life of the asset financed.

- Any debt issuance will be accompanied by the identification of the specific revenue stream which will be utilized to make debt service payments.

- The City will analyze its current debt to identify opportunities to take advantage of long-term borrowing to restructure or refund current debt to achieve improved interest rate and/or debt service payments.

- Finance professionals will be utilized in the area of advising and underwriting to obtain the best possible credit rating and interest rate. These professionals will be chosen based on their expertise and experience.

- Lehi City will regularly evaluate factors related to its credit rating. These factors will be used to develop policies which will maintain a high credit rating for the City.

- Lehi City will adhere strictly to all bond covenants and strive to maintain the best possible credit rating.

Investment Policies

- Lehi City seeks to invest its idle cash in securities and deposits that provide safety and liquidity, while maintaining compliance with Utah State law.

- The City's objectives when determining investment alternatives will be based on (1) safety of principal, (2) liquidity, and (3) return on investment.

- The City will utilize the State of Utah's Public Treasurer's Investment Fund (PTIF) to invest its funds to emphasize security and liquidity.

- Lehi City will also engage investment advisors/brokers as needed to boost return, while keeping in line with liquidity needs and strict adherence to the Utah Money Management Act.

- As required by Utah State law, balances of all public funds will be reported semi-annually.

Reserves

- Lehi City should allow for a reasonable surplus (fund balance) to accumulate for the following purposes:
    - To provide sufficient working capital
    - To provide a cushion to absorb emergencies such as floods, earthquakes, etc.
    - To provide for unavoidable shortfalls in revenues

- Fees will be evaluated on a regular basis. All fees should cover the full cost of the service provided. These costs include a fair allocation of administrative and facilities costs.

- Lehi City's targeted general fund reserve is 20% - 25% of annual general fund revenues.

- Due to the high investment in capital assets and risk exposure, all utility funds will maintain an unrestricted cash reserve of 180 days.

Capital Expenditures

- Proprietary funds are intended to recover the full cost of services. These costs include operations, administration, and asset replacement.

- Lehi will maintain long-term capital plans accounting for the construction and replacement of city facilities and infrastructure.

Proprietary Funds

- The city's enterprise funds will cover the full cost of the service, including a reasonable allocation of administration costs.

- Key indicators will be measured annually to monitor reserve balances, capital replacement, and debt levels.

- Internal service funds will accurately allocate costs to individual departments and funds. The city will maintain the following internal service funds:
    - Fleet
    - Information Technology
    - Risk Management
    - Facilities

Financial Planning

- Lehi City exists only to serve the needs of its residents. Since these needs are continually changing, the City should consistently receive resident feedback based on both long-term and current needs.

- The City will develop and use a multi-year financial plan to identify issues of financial stress. The plan will propose possible solutions to any difficulties which are identified.

- Lehi will use a five-year rolling capital improvement plan with funding identified for all years linked to the operating budget and long-term financing strategy.

GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Taxes						
Current property taxes	$ 14,350,131	$ 16,093,541	$ 16,943,541	$ 17,043,541	26%	$ 950,000
911 Tax (pass through)	-	-	-	-	0%	-
General sales tax	23,481,471	23,770,096	26,095,696	26,087,522	40%	2,317,426
Franchise taxes	6,621,407	5,600,000	6,000,000	6,000,000	9%	400,000
Cell phone taxes	688,957	625,000	700,000	700,000	1%	75,000
Innkeeper taxes	388,800	230,000	400,000	400,000	1%	170,000
Total Taxes	**$ 45,530,766**	**$ 46,318,637**	**$ 50,139,237**	**$ 50,231,063**		
License and Permits						
Business licenses	$ 161,441	$ 115,000	$ 170,000	$ 170,000	0%	55,000
Building permits	2,180,028	3,229,000	2,729,000	2,786,000	4%	(443,000)
Accessory Dwelling Unit	8,506	-	-	-	0%	-
Plan reviews	1,194,261	1,625,000	1,475,000	1,200,000	2%	(425,000)
Micron plan review & inspection	75,750	75,000	75,000	75,000	0%	-
Inspection fees	520,415	700,000	550,000	600,000	1%	(100,000)
State 1% building permit fees	23,149	20,000	20,000	20,000	0%	-
Total License and Permits	**$ 4,163,550**	**$ 5,764,000**	**$ 5,019,000**	**$ 4,851,000**		
Intergovernmental Revenue						
COPS Grant	$ 165,002	$ 100,000	$ 100,000	$ -	0%	(100,000)
Library grant	17,928	15,000	15,000	15,000	0%	-
Fire department grants	23,955	-	25,000	25,000	0%	25,000
County recreation grants	-	137,000	137,000	137,000	0%	-
State grants	55,418	75,000	75,000	75,000	0%	-
Grants	44,491	10,000	10,000	10,000	0%	-
Sr citizen building rental income	-	5,000	5,000	5,000	0%	-
Senior citizen income	52,335	50,000	50,000	50,000	0%	-

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Intergovernmental Revenue- Continued						
Alpine District / Police reimbursement	157,500	157,500	202,500	202,500	0%	45,000
County fire allocation	8,856	15,000	15,000	15,000	0%	-
Total Intergovernmental	**$ 525,485**	**$ 564,500**	**$ 634,500**	**$ 534,500**		
Charges For Service						
Library receipts	$ 19,769	$ 70,000	$ 20,000	$ 20,000	0%	(50,000)
Library video rental fees	404	25,000	-	-	0%	(25,000)
Special police revenue	112,678	50,000	100,000	100,000	0%	50,000
Sale of cemetery lots	236,950	250,000	250,000	250,000	0%	-
Headstone setting fee	7,275	4,500	4,500	4,500	0%	-
Cemetery burial fees	126,750	52,000	100,000	100,000	0%	48,000
Fire fees	45,189	195,600	100,000	100,000	0%	(95,600)
Ambulance fees	2,509,264	2,224,000	2,500,000	2,650,000	4%	426,000
Passports	82,513	100,000	100,000	100,000	0%	-
Total Charges for Service	**$ 3,140,791**	**$ 2,971,100**	**$ 3,174,500**	**$ 3,324,500**		
Fines and Forfeitures						
Court fines & forfeitures	$ 972,745	$ 732,500	$ 950,000	$ 950,000	1%	217,500
Enforcement fees	775	5,000	5,000	5,000	0%	-
Total Fines and Forfeitures	**$ 973,520**	**$ 737,500**	**$ 955,000**	**$ 955,000**		
Miscellaneous Revenues						
Interest earnings	$ 1,592,695	$ 100,000	$ 500,000	$ 650,000	1%	550,000
Traffic school	42,842	33,000	33,000	33,000	0%	-

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Miscellaneous Revenues - continued						
Park rental	112,636	42,000	100,000	100,000	0%	58,000
Portable stage rental	1,500	5,500	5,500	5,500	0%	-
Cellular one tower/park fee	11,915	65,000	10,000	10,000	0%	(55,000)
Sale of fixed assets	53,854	10,000	10,000	10,000	0%	-
Sale of city property	-	-	-	-	0%	-
Sale of materials	-	500	500	500	0%	-
Sale of history books	-	500	500	500	0%	-
Frances Comer trust donations	-	2,750	2,750	2,750	0%	-
Literacy center revenue	-	3,250	3,250	3,250	0%	-
Miss Lehi revenue	4,670	21,000	-	10,000	0%	(11,000)
Lehi roundup revenue	39,017	64,500	40,000	40,000	0%	(24,500)
Misc revenue contractors	111,668	50,000	90,000	90,000	0%	40,000
Alpine School District Rec Fee	-	15,000	-	-	0%	(15,000)
Office building rental fee	39,954	40,000	40,000	40,000	0%	-
Miscellaneous revenue	54,221	92,500	80,000	80,000	0%	(12,500)
Total Miscellaneous Revenues	**$ 2,064,971**	**$ 545,500**	**$ 915,500**	**$ 1,075,500**		
Contributions, Transfers & Admin						
Allocation from water & sewer	$ 590,496	$ 590,500	$ 590,500	$ 700,000	1%	109,500
Allocation from electric	540,996	541,000	541,000	700,000	1%	159,000
Administrative charges RDA	748,235	1,600,000	1,600,000	1,350,000	2%	(250,000)
Fund balance reappropriation	-	40,000	-	954,105	1%	914,105
Total Contributions & Transfers	**$ 1,879,727**	**$ 2,771,500**	**$ 2,731,500**	**$ 3,704,105**		
Total General Fund Revenues	**$ 58,278,810**	**$ 59,672,737**	**$ 63,569,237**	**$ 64,675,668**	**100%**	**$ 5,002,931**

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Justice court	$ 735,023	$ 754,315	$ 823,766	$ 783,666	1%	$ 29,351
City recorder	379,275	241,650	451,370	451,370	1%	209,720
Administration	1,540,288	1,701,219	2,029,645	1,959,378	3%	258,159
Human resources	519,693	630,988	658,893	658,893	1%	27,905
Treasury	610,290	622,229	641,731	641,731	1%	19,502
Finance	764,990	801,747	821,082	821,082	1%	19,335
Mayor & City Council	454,116	449,122	464,323	494,323	1%	45,201
Legal services	803,794	995,328	1,063,464	1,063,464	2%	68,136
Emergency management	121,894	181,995	214,315	191,638	0%	9,643
Information Center	604,304	671,806	711,373	711,373	1%	39,567
Police	13,227,494	14,178,080	16,289,051	15,351,092	24%	1,173,012
Fire	10,307,179	12,672,477	12,949,689	12,773,658	20%	101,181
Planning & zoning	1,111,441	1,208,041	1,361,836	1,242,862	2%	34,821
Development Services (Building Dept)	1,710,087	1,951,387	1,991,299	1,991,299	3%	39,912
Economic development	250,439	275,618	283,826	283,826	0%	8,208
Streets & public improvements	2,338,623	2,515,312	2,656,580	2,570,974	4%	55,662
Engineering	1,010,302	1,160,399	1,237,303	1,237,303	2%	76,904
Parks	4,328,724	5,083,551	6,637,481	6,259,985	10%	1,176,434
Community events	569,320	501,700	566,700	541,700	1%	40,000
Senior citizen	278,846	420,926	430,077	430,077	1%	9,151
Library	1,732,494	1,820,551	2,040,082	1,968,412	3%	147,861
Literacy center	406,439	488,373	548,493	548,493	1%	60,120
Cemetery	625,500	735,216	880,014	879,014	1%	143,798
Museum	290,053	681,055	326,800	311,800	0%	(369,255)
Non-departmental	8,781,132	8,928,152	10,890,552	10,508,252	16%	1,580,100
Total General Fund Expenditures	**$ 53,501,741**	**$ 59,671,237**	**$ 66,969,748**	**$ 64,675,668**	**100%**	**$ 5,004,431**
Surplus/(Deficit)	**$ 4,777,069**	**$ 1,500**	**$ (3,400,511)**	**$ 0**		

HUMAN RESOURCES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	4	4	4	4		0
Salaries & Wages	$ 267,117	$ 337,319	$ 357,050	$ 357,050	54%	19,731
Employee Benefits	118,737	162,029	166,604	166,604	25%	4,575
Books, Subscriptions, Memberships	1,048	1,500	5,100	5,100	1%	3,600
Travel & Training	3,228	5,000	5,000	5,000	1%	-
Office Supplies	3,910	2,750	2,750	2,750	0%	-
IT Fund Charges	45,000	45,000	45,000	45,000	7%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	702	800	800	800	0%	-
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	1%	-
Professional & Technical	74,711	61,005	61,005	61,005	9%	-
Miscellaneous	237	10,585	10,585	10,585	2%	-
Total HR Expenditures	**$ 519,693**	**$ 630,988**	**$ 658,893**	**$ 658,893**	**100%**	**$ 27,905**

JUSTICE COURT

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	5.5	5.5	5.5	5.5		0
Salaries & Wages	$ 363,690	$ 386,031	$ 451,927	$ 411,827	53%	$ 25,796
Overtime	490	750	750	750	0%	-
Employee Benefits	130,062	144,399	147,954	147,954	19%	3,555
Books, Subscriptions, Memberships	1,000	1,000	1,000	1,000	0%	-
Travel & Training	6,245	13,100	13,100	13,100	2%	-
Office Supplies	13,438	11,000	11,000	11,000	1%	-
Building & Grounds	90,000	90,000	90,000	90,000	11%	-
IT Fund Charges	35,004	35,000	35,000	35,000	4%	-
Utilities	27,682	18,000	18,000	18,000	2%	-
Equipment Maintenance	2,498	1,800	1,800	1,800	0%	-
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	1%	-
Electricity - Lehi City Power	3,879	5,575	5,575	5,575	1%	-
Professional & Technical	20,434	34,660	34,660	34,660	4%	-
Witness & Jury Fees	339	4,000	4,000	4,000	1%	-
Miscellaneous	3,746	4,000	4,000	4,000	1%	-
Capital Outlay	31,511	-	-	-	0%	-
Total Justice Court Expenditures	**$ 735,023**	**$ 754,315**	**$ 823,766**	**$ 783,666**	**100%**	**$ 29,351**

CITY RECORDER

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	1	1.5	1.5	1.5		0
Salaries & Wages	$ 89,546	$ 105,915	$ 120,934	$ 120,934	27%	$ 15,019
Employee Benefits	47,542	52,835	55,536	55,536	12%	2,701
Books, Subscriptions, Memberships	485	5,000	5,000	5,000	1%	-
Public Notices	-	7,500	7,500	7,500	2%	-
Travel & Training	1,985	4,000	4,000	4,000	1%	-
Office Supplies	135	2,500	2,500	2,500	1%	-
IT Fund Charges	18,996	19,000	19,000	19,000	4%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	23,155	20,800	20,800	20,800	5%	-
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-
Professional & Technical	10,012	12,100	12,100	12,100	3%	-
Miscellaneous	-	11,000	11,000	11,000	2%	-
Election Expense	186,424	-	192,000	192,000	43%	192,000
Capital Outlay	-	-	-	-	0%	-
Total City Recorder Expenditures	**$ 379,275**	**$ 241,650**	**$ 451,370**	**$ 451,370**	**100%**	**$ 209,720**

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	9.5	9.5	11	11		1
Salaries & Wages	$ 891,915	$ 978,435	$ 1,152,910	$ 1,109,410	57%	$ 130,975
Overtime	3,408	-	-	-	0%	-
Employee Benefits	378,563	431,921	536,973	511,405	26%	79,484
Books, Subcriptions, Memberships	8,330	6,500	12,830	12,830	1%	6,330
Public Notices	280	1,000	1,000	1,000	0%	-
Travel & Training	54,989	39,000	39,000	39,000	2%	-
Office Supplies	3,509	18,700	21,190	21,190	1%	2,490
Fleet Fund Charges	18,660	18,662	18,662	18,662	1%	-
Fuel	3,020	500	500	500	0%	-
IT Fund Charges	24,600	24,601	25,801	24,601	1%	-
Utilities	-	-	-	-	0%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	1%	-
Electricity - Lehi City Power	-	-	-	-	0%	-
Professional & Technical	49,920	40,000	78,880	78,880	4%	38,880
Public Defender	53,420	100,000	100,000	100,000	5%	-
Miscellaneous	39,677	31,900	31,900	31,900	2%	-
Capital	-	-	-	-	0%	-
Total Administration Expenditures	**$ 1,540,288**	**$ 1,701,219**	**$ 2,029,645**	**$ 1,959,378**	**100%**	**$ 258,159**

TREASURY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	5	5	5	5		0
Salaries & Wages	$ 332,129	$ 336,852	$ 351,504	$ 351,504	55%	$ 14,652
Employee Benefits	206,062	208,677	213,527	213,527	33%	4,850
Books, Subscriptions, Memberships	49	1,000	1,000	1,000	0%	-
Travel & Training	1,593	4,000	4,000	4,000	1%	-
Office Supplies	4,889	3,200	3,200	3,200	0%	-
IT Fund Charges	45,996	46,000	46,000	46,000	7%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	500	500	500	0%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	2%	-
Professional & Technical	8,866	11,000	11,000	11,000	2%	-
Miscellaneous	710	1,000	1,000	1,000	0%	-
Total Treasury Expenditures	**$ 610,290**	**$ 622,229**	**$ 641,731**	**$ 641,731**	**100%**	**$ 19,502**

FINANCE

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	4	4	4	4		0
Salaries & Wages	$ 428,201	$ 444,667	$ 462,290	$ 462,290	56%	$ 17,623
Employee Benefits	192,410	211,295	213,007	213,007	26%	1,712
Books, Subscriptions, Memberships	2,250	2,246	2,246	2,246	0%	-
Travel & Training	7,116	6,500	6,500	6,500	1%	-
Office Supplies	17,836	10,000	10,000	10,000	1%	-
IT Fund Charges	40,488	40,489	40,489	40,489	5%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	45	1,500	1,500	1,500	0%	-
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	1%	-
Professional & Technical	17,071	30,000	30,000	30,000	4%	-
Yearly audit	54,000	46,000	46,000	46,000	6%	-
Budget award	-	550	550	550	0%	-
Miscellaneous	569	3,500	3,500	3,500	0%	-
Total Finance Expenditures	**$ 764,990**	**$ 801,747**	**$ 821,082**	**$ 821,082**	**100%**	**$ 19,335**

MAYOR & CITY COUNCIL

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	6	6	6	6		0
Salaries & Wages	$ 170,370	$ 176,713	$ 183,121	$ 183,121	37%	$ 6,408
Employee Benefits	135,492	147,409	156,202	156,202	32%	8,793
Books, Subscriptions, Memberships	64,299	35,000	35,000	65,000	13%	30,000
Travel & Training	23,421	10,000	10,000	10,000	2%	-
Office Supplies	160	3,000	3,000	3,000	1%	-
Reimb. Expenses	2,056	5,000	5,000	5,000	1%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	2%	-
IT Fund Charges	20,004	20,000	20,000	20,000	4%	-
Professional & Technical	24,053	25,000	25,000	25,000	5%	-
Miscellaneous	4,264	17,000	17,000	17,000	3%	-
Total City Council Expenditures	**$ 454,116**	**$ 449,122**	**$ 464,323**	**$ 494,323**	**100%**	**$ 45,201**

LEGAL SERVICES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	5.5	6.5	6.5	6.5		0
Salaries & Wages	$ 480,770	$ 624,249	$ 666,855	$ 666,855	63%	$ 42,606
Employee Benefits	204,175	271,045	288,776	288,776	27%	17,731
Books, Subscriptions, Memberships	9,584	8,500	13,300	13,300	1%	4,800
Travel & Training	3,884	5,500	8,500	8,500	1%	3,000
Office Supplies	2,693	10,000	10,000	10,000	1%	-
IT Fund Charges	23,532	23,534	23,534	23,534	2%	-
Utilities	-	-	-	-	0%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	1%	-
Professional & Technical	25,521	40,000	40,000	40,000	4%	-
Prosecutor Outside Counsel	42,639	-	-	-	0%	-
Miscellaneous	1,001	2,500	2,500	2,500	0%	-
Total Legal Services Expenditures	**$ 803,794**	**$ 995,328**	**$ 1,063,464**	**$ 1,063,464**	**100%**	**$ 68,136**

EMERGENCY MANAGEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	1	1	1	1		0
Salaries & Wages	$ 73,654	$ 76,124	$ 83,592	$ 83,592	44%	$ 7,468
Employee Benefits	42,183	48,171	50,346	50,346	26%	2,175
Books, Subscriptions & Memberships	-	-	-	-	0%	-
Travel & Training	230	3,500	3,500	3,500	2%	-
Office Supplies	-	500	500	500	0%	-
Fleet Fund Charges	-	-	22,677	-	0%	-
Professional & Technical	-	10,000	10,000	10,000	5%	-
Program Expenditures	-	3,000	3,000	3,000	2%	-
Miscellaneous	171	21,700	21,700	21,700	11%	-
Cert Program	3,449	6,000	6,000	6,000	3%	-
Rehab Program	2,207	13,000	13,000	13,000	7%	-
Capital Outlay	-	-	-	-	0%	-
Total Emergency Mgmt Expenditures	**$ 121,894**	**$ 181,995**	**$ 214,315**	**$ 191,638**	**100%**	**$ 9,643**

INFORMATION CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	7.5	7.5	7.5	7.5		0
Salaries & Wages	$ 360,988	$ 388,747	$ 411,670	$ 411,670	58%	$ 22,923
Overtime	-	-	-	-	0%	-
Employee Benefits	193,910	230,244	223,388	223,388	31%	(6,856)
Books, Subscriptions, Memberships	-	1,000	21,000	21,000	3%	20,000
Travel & Training	3,590	6,150	6,150	6,150	1%	-
Office Supplies	5,717	5,600	5,600	5,600	1%	-
IT Fund Charges	27,060	27,065	27,065	27,065	4%	-
Professional & Technical	5,180	4,000	7,500	7,500	1%	3,500
Miscellaneous	7,859	9,000	9,000	9,000	1%	-
Capital Outlay	-	-	-	-	0%	-
Total Information Center Expenditures	**$ 604,304**	**$ 671,806**	**$ 711,373**	**$ 711,373**	**100%**	**$ 39,567**

POLICE

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	74	74	84	78		3
Salaries & Wages	$ 6,655,991	$ 7,331,150	$ 8,343,102	$ 7,883,604	51%	$ 552,454
Overtime	663,982	333,166	333,166	333,166	2%	-
Employee Benefits	3,883,902	4,425,594	5,228,587	4,855,147	32%	429,553
Uniforms	153,287	69,020	69,020	69,020	0%	-
Tactical Equipment	6,747	23,100	109,275	51,825	0%	28,725
Books, Subscriptions, Memberships	10,126	4,338	4,338	4,338	0%	-
Travel & Training	84,926	65,550	65,550	65,550	0%	-
Office Supplies	39,650	31,000	31,000	31,000	0%	-
Fleet Fund Charges	490,584	546,399	725,038	598,275	4%	51,876
Fuel	204,662	206,000	206,000	206,000	1%	-
Buildings & Grounds O&M	175,024	175,000	175,000	175,000	1%	-
Utilities	18,225	17,500	17,500	17,500	0%	-
Equipment Maintenance	208,620	210,946	242,158	221,350	1%	10,404
Miscellaneous Supplies	808	30,890	30,890	30,890	0%	-
Electricity - Lehi City Power	95,913	60,000	60,000	60,000	0%	-
Professional & Technical	191,604	321,118	321,118	321,118	2%	-
IT Fund Charges	173,928	173,921	173,921	273,921	2%	100,000
Risk Mgmt Fund Charges	50,016	50,000	50,000	50,000	0%	-
K9 Supplies	23,819	12,000	12,000	12,000	0%	-
Firearms & Supplies	28,013	47,800	47,800	47,800	0%	-
Miscellaneous	37,227	25,588	25,588	25,588	0%	-
Capital Outlay	-	-	-	-	0%	-
Communities That Care	22,056	10,000	10,000	10,000	0%	-
NOVA Expenses	8,084	6,000	6,000	6,000	0%	-
RAD Kids Expenses	300	2,000	2,000	2,000	0%	-
Total Police Expenditures	**$ 13,227,494**	**$ 14,178,080**	**$ 16,289,051**	**$ 15,351,092**	**100%**	**$ 1,173,015**

FIRE

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	68	84	86	84		0
Salaries & Wages	$ 5,226,742	$ 6,325,579	$ 6,749,397	$ 6,580,377	52%	$ 254,798
Overtime	158,309	258,650	258,650	258,650	2%	-
Employee Benefits	2,691,586	3,409,518	3,444,606	3,353,287	26%	(56,231)
Uniforms	102,919	192,607	117,757	103,107	1%	(89,500)
Books, Subscriptions, Memberships	35,830	23,150	23,150	23,150	0%	-
Travel & Training	29,395	47,410	47,410	47,410	0%	-
Office Supplies	14,726	22,400	22,400	22,400	0%	-
Fleet Fund Charges	1,244,400	1,244,394	1,329,486	1,244,394	10%	-
Fuel	90,577	101,000	101,000	101,000	1%	-
Buildings & Grounds O&M	90,363	90,000	90,000	276,000	2%	186,000
Utilities	33,568	24,000	24,000	24,000	0%	-
Equipment Maintenance	76,522	74,500	74,500	74,500	1%	-
Electricity - Lehi City Power	46,503	50,000	50,000	50,000	0%	-
Professional & Technical	49,771	86,450	86,450	86,450	1%	-
IT Fund Charges	67,572	67,573	69,523	67,573	1%	-
Risk Mgmt Fund Charges	50,016	50,000	50,000	50,000	0%	-
Education	37,221	30,550	30,550	30,550	0%	-
First Aid Supplies	110,242	122,950	135,450	135,450	1%	12,500
Miscellaneous	150,916	245,360	245,360	245,360	2%	-
Capital Outlay	-	206,386	-	-	0%	(206,386)
Total Fire Expenditures	**$ 10,307,179**	**$ 12,672,477**	**$ 12,949,689**	**$ 12,773,658**	**100%**	**$ 101,181**

PLANNING & ZONING

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2026
Personnel FTEs	7.25	7.25	8.25	7.25		0
Salaries & Wages	$ 668,887	$ 739,161	$ 837,750	$ 767,260	62%	$ 28,099
Employee Benefits	315,773	325,831	379,537	332,553	27%	6,722
Books, Subscriptions, Memberships	2,852	3,000	3,000	3,000	0%	-
Public Notices	-	9,000	9,000	9,000	1%	-
Travel & Training	11,940	13,300	13,300	13,300	1%	-
Office Supplies	5,915	12,500	12,500	12,500	1%	-
Fleet Fund Charges	3,504	3,500	3,500	3,500	0%	-
Fuel	104	500	500	500	0%	-
Buildings & Grounds O&M	-	-	-	-	0%	-
Equipment Maintenance	-	4,295	4,295	4,295	0%	-
Professional & Technical	44,491	32,320	32,320	32,320	3%	-
IT Fund Charges	29,532	29,534	31,034	29,534	2%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	1%	-
Recording Fees	6,098	6,000	6,000	6,000	0%	-
Standards Update	-	1,000	1,000	1,000	0%	-
Enviornmental Sustainablitity Program	10,478	15,600	15,600	15,600	1%	-
Miscellaneous	1,871	2,500	2,500	2,500	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Planning Expenditures	**$ 1,111,441**	**$ 1,208,041**	**$ 1,361,836**	**$ 1,242,862**	**100%**	**$ 34,821**

DEVELOPMENT SERVICES (BUILDING INSPECTION)

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	15	15	15	15		0
Salaries & Wages	$ 1,067,862	$ 1,186,519	$ 1,227,339	$ 1,227,339	62%	$ 40,820
Overtime	5,242	10,000	10,000	10,000	1%	-
Employee Benefits	520,242	620,375	628,167	628,167	32%	7,792
Uniforms	1,314	3,100	4,400	4,400	0%	1,300
Books, Subscriptions, Memberships	10,439	9,000	9,000	9,000	0%	-
Travel & Training	15,665	17,000	17,000	17,000	1%	-
Office Supplies	10,379	19,000	9,000	9,000	0%	(10,000)
Fleet Fund Charges	24,600	24,601	24,601	24,601	1%	-
Fuel	17,830	20,500	20,500	20,500	1%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	2,200	2,200	2,200	0%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	1%	-
Professional & Technical	-	-	-	-	0%	-
State 1% Building Fees	-	-	-	-	0%	-
IT Fund Charges	22,884	22,882	22,882	22,882	1%	-
Miscellaneous	3,634	6,210	6,210	6,210	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Building Inspection Expenditures	**$ 1,710,087**	**$ 1,951,387**	**$ 1,991,299**	**$ 1,991,299**	**100%**	**$ 39,912**

ECONOMIC DEVELOPMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	1	1	1	1		0
Salaries & Wages	$ 145,285	$ 151,074	$ 158,998	$ 158,998	56%	$ 7,924
Employee Benefits	57,739	60,269	60,553	60,553	21%	284
Books, Subscriptions, Memberships	21,851	19,200	19,200	19,200	7%	-
Public Notices	-	1,200	1,200	1,200	0%	-
Travel & Training	6,393	7,875	7,875	7,875	3%	-
Office Supplies	-	1,500	1,500	1,500	1%	-
IT Fund Charges	9,996	10,000	10,000	10,000	4%	-
Permits & Licenses	911	1,500	1,500	1,500	1%	-
Risk Management Charges	5,004	5,000	5,000	5,000	2%	-
Professional & Technical	-	8,000	8,000	8,000	3%	-
Miscellaneous	3,260	10,000	10,000	10,000	4%	-
Total Economic Develop Expenditures	**$ 250,439**	**$ 275,618**	**$ 283,826**	**$ 283,826**	**100%**	**$ 8,208**

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	17.75	18.75	19.75	19.75		0
Salaries & Wages	$ 943,236	$ 1,101,296	$ 1,113,657	$ 1,113,657	43%	$ 12,361
Overtime	70,164	70,000	70,000	70,000	3%	-
Employee Benefits	542,323	631,866	663,183	663,183	26%	31,317
Uniforms	8,423	8,700	8,700	8,700	0%	-
Books, Subscriptions, Memberships	-	200	200	200	0%	-
Travel & Training	21,968	27,000	27,000	27,000	1%	-
Office Supplies	5,040	5,500	5,500	5,500	0%	-
Fleet Fund Charges	437,232	437,234	522,840	437,234	17%	-
Fuel	75,355	-	-	-	0%	-
Buildings & Grounds	75,075	75,000	75,000	75,000	3%	-
Utilities	13,250	7,612	7,612	7,612	0%	-
Equipment Maintenance	24,337	25,000	30,000	30,000	1%	5,000
Risk Mgmt Fund Charges	24,996	25,000	25,000	25,000	1%	-
Electricity - Lehi City Power	31,100	30,000	30,000	30,000	1%	-
Professional & Technical	26,643	25,094	30,000	30,000	1%	4,906
IT Fund Charges	15,384	15,388	15,388	15,388	1%	-
Department Supplies	24,097	27,922	30,000	30,000	1%	2,078
Landfill Closure/Postclosure	-	2,500	2,500	2,500	0%	-
Capital	-	-	-	-	0%	-
Total Streets Expenditures	**$ 2,338,623**	**$ 2,515,312**	**$ 2,656,580**	**$ 2,570,974**	**100%**	**$ 55,662**

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	6.5	6.5	7	7		0.5
Salaries & Wages	$ 619,290	$ 704,825	$ 768,511	$ 768,511	62%	$ 63,686
Employee Benefits	284,308	342,952	350,169	350,169	28%	7,217
Uniforms	592	600	600	600	0%	-
Books, Subscriptions, Memberships	334	2,500	2,500	2,500	0%	-
Travel & Training	4,274	9,500	9,500	9,500	1%	-
Office Supplies	7,395	4,500	10,500	10,500	1%	6,000
Fleet Fund Charges	3,000	3,000	3,000	3,000	0%	-
Fuel	42	1,000	1,000	1,000	0%	-
IT Fund Charges	25,020	25,022	25,022	25,022	2%	-
Equipment Maintenance	22,999	31,000	31,000	31,000	3%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	1%	-
Professional & Technical	32,301	25,000	25,000	25,000	2%	-
Miscellaneous	750	500	500	500	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Engineering Expenditures	**$ 1,010,302**	**$ 1,160,399**	**$ 1,237,303**	**$ 1,237,303**	**100%**	**$ 76,904**

PARKS

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	42	45	49.5	48.5		3.5
Salaries & Wages	$ 1,805,999	$ 1,897,296	$ 2,559,065	$ 2,508,708	40%	$ 611,412
Overtime	82,501	55,000	55,000	55,000	1%	-
Employee Benefits	799,094	989,443	1,217,043	1,175,122	19%	185,679
Uniforms	10,231	10,730	11,530	10,730	0%	-
Travel & Training	16,132	22,000	22,000	22,000	0%	-
Office Supplies	3,355	2,000	2,000	2,000	0%	-
Fleet Fund Charges	81,787	112,207	180,954	168,536	3%	56,329
Fuel	74,633	82,000	82,000	82,000	1%	-
Buildings & Grounds O&M	226,525	225,000	225,000	225,000	4%	-
Utilities	26,224	29,979	29,979	29,979	0%	-
Equipment Maintenance	32,881	44,526	44,526	44,526	1%	-
Risk Mgmt Fund Charges	24,996	25,000	25,000	25,000	0%	-
Electricity - Lehi City Power	125,334	100,000	100,000	100,000	2%	-
Professional & Technical	430,832	319,500	399,500	399,500	6%	80,000
IT Fund Charges	31,020	31,021	31,021	31,021	0%	-
Tree Care	50,100	168,000	188,000	168,000	3%	-
Miscellaneous	26,520	39,484	39,484	39,484	1%	-
Paved Trail & Parking Lot Maintenance	-	35,000	70,000	35,000	1%	-
Concrete Maintenance	-	25,000	30,000	25,000	0%	-
Snow Removal	-	25,000	25,000	25,000	0%	-
Park Maintenance	387,437	366,700	453,379	443,379	7%	76,679
Park Pavilion & Playground Upgrades	93,125	100,000	100,000	100,000	2%	-
Capital Outlay	-	378,665	747,000	545,000	9%	166,335
Total Parks Expenditures	**$ 4,328,724**	**$ 5,083,551**	**$ 6,637,481**	**$ 6,259,985**	**100%**	**$ 1,176,434**

COMMUNITY EVENTS

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Cultural Arts Council Expense	$ 78,000	$ 78,000	$ 78,000	$ 78,000	14%	$ -
Boys State Contribution	-	800	800	800	0%	-
Miss Lehi Pageant	52,536	22,000	22,000	22,000	4%	-
Lehi Float	14,000	16,000	16,000	16,000	3%	-
Lehi Parade & Events Committee	131,469	-	-	-	0%	-
Youth City Council	15,504	5,000	15,000	15,000	3%	10,000
Family Week	19,086	-	-	-	0%	-
Foam Day	18,203	-	-	-	0%	-
Lehi Silver Band	2,500	2,500	2,500	2,500	0%	-
Community Beautification	11,891	11,000	11,000	11,000	2%	-
Brochures Published	-	3,000	3,000	3,000	1%	-
Santa Parade	4,953	-	-	-	0%	-
Special Projects	48,301	90,000	90,000	90,000	17%	-
Summer Splash Party	28,023	-	-	-	0%	-
Teen Event	2,580	-	-	-	0%	-
National Night Out Event	6,593	5,000	5,000	5,000	1%	-
Outdoor Movies	11,835	-	-	-	0%	-
Archives Donation	38,000	38,000	63,000	38,000	7%	-
Fireworks Show	25,000	25,000	25,000	25,000	5%	-
Parks & Trails Committee	-	1,700	1,700	1,700	0%	-
Christmas in Lehi	-	-	-	-	0%	-
Easter Egg Hunt	9,189	-	-	-	0%	-
Special Events	31,657	174,700	209,700	209,700	39%	35,000
Just for Kids	20,000	20,000	20,000	20,000	4%	-
Volunteer Celebration	-	4,000	4,000	4,000	1%	-
Veteran's Day Celebration	-	5,000	-	-	0%	(5,000)
Total Comm Events Expenditures	**$ 569,320**	**$ 501,700**	**$ 566,700**	**$ 541,700**	**100%**	**$ 40,000**

SENIOR CITIZEN

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	3.5	3.5	3.5	3.5		0
Salaries & Wages	$ 145,677	$ 189,205	$ 197,219	$ 197,219	46%	$ 8,014
Overtime	961	-	-	-	0%	-
Employee Benefits	55,361	62,223	63,360	63,360	15%	1,137
Travel & Training	6,637	12,000	12,000	12,000	3%	-
Office Supplies	987	4,000	4,000	4,000	1%	-
Senior Citizen - Bldgs & Grounds	24,996	25,000	25,000	25,000	6%	-
Utilities	-	-	-	-	0%	-
IT Fund Charges	-	-	-	-	0%	-
Electricity - Lehi City Power	-	-	-	-	0%	-
Professional & Technical	70	1,650	1,650	1,650	0%	-
Program Expenditures	30,657	94,848	94,848	94,848	22%	-
Meal Management	11,200	23,000	23,000	23,000	5%	-
Miscellaneous	2,300	9,000	9,000	9,000	2%	-
Capital Outlay	-	-	-	-	0%	-
Total Senior Citizen Expenditures	**$ 278,846**	**$ 420,926**	**$ 430,077**	**$ 430,077**	**100%**	**$ 9,151**

LIBRARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	22	22	26	24		2
Salaries & Wages	$ 864,104	$ 894,706	$ 1,057,226	$ 1,003,306	51%	$ 108,600
Employee Benefits	329,098	362,327	374,188	374,188	19%	11,861
Books	234,198	225,000	245,000	245,000	12%	20,000
Subscriptions	10,821	11,998	11,998	11,998	1%	-
Travel & Training	405	7,000	7,000	7,000	0%	-
Office Supplies	31,265	41,000	41,000	41,000	2%	-
Equipment Maintenance	65,202	65,380	67,280	67,280	3%	1,900
Buildings & Grounds O&M	50,004	50,000	50,000	50,000	3%	-
Utilities	8,458	10,000	10,000	10,000	1%	-
Story Hour Expense	11,215	12,250	30,000	12,250	1%	-
Risk Mgmt Fund Charges	24,996	25,000	25,000	25,000	1%	-
Electricity - Lehi City Power	18,992	18,000	18,000	18,000	1%	-
Professional & Technical	10,944	15,000	18,000	18,000	1%	3,000
Collections	2,563	2,000	4,000	4,000	0%	2,000
IT Fund Charges	66,564	66,560	66,560	66,560	3%	-
Miscellaneous	3,665	14,330	14,830	14,830	1%	500
Capital Outlay	-	-	-	-	0%	-
Total Library Expenditures	**$ 1,732,494**	**$ 1,820,551**	**$ 2,040,082**	**$ 1,968,412**	**100%**	**$ 147,861**

LITERACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	6.5	6.5	6.5	6.5		0
Salaries & Wages	$ 256,336	$ 292,093	$ 336,974	$ 336,974	61%	$ 44,881
Employee Benefits	57,051	104,030	106,270	106,270	19%	2,240
Books, Subscriptions, Memberships	355	500	500	500	0%	-
Travel & Training	-	1,000	1,000	1,000	0%	-
Office Supplies	3,587	5,000	5,000	5,000	1%	-
Buildings & Grounds O&M	24,996	25,000	25,000	25,000	5%	-
Utilities	6,190	5,500	5,500	5,500	1%	-
Equipment Maintenance	-	750	750	750	0%	-
Risk Mgmt Fund Charges	25,613	25,000	25,000	25,000	5%	-
Electricity - Lehi City Power	7,256	6,500	6,500	6,500	1%	-
Program Expenditures	2,387	-	3,000	3,000	1%	3,000
IT Fund Charges	20,004	20,000	20,000	20,000	4%	-
Miscellaneous	2,663	3,000	3,000	3,000	1%	-
Capital Outlay	-	-	10,000	10,000	2%	10,000
Total Literacy Center Expenditures	**$ 406,439**	**$ 488,373**	**$ 548,493**	**$ 548,493**	**100%**	**$ 60,120**

CEMETERY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	7	7	7	7		0
Salaries & Wages	$ 309,175	$ 340,307	$ 346,708	$ 346,708	39%	$ 6,401
Overtime	7,193	3,500	3,500	3,500	0%	-
Employee Benefits	139,090	147,552	159,949	159,949	18%	12,397
Uniforms	1,425	1,800	1,800	1,800	0%	-
Newspaper Expense	-	357	357	357	0%	-
Travel & Training	800	2,000	2,000	2,000	0%	-
Office Supplies	932	2,000	3,000	2,000	0%	-
Fleet Fund Charges	15,000	15,000	15,000	15,000	2%	-
Fuel	447	-	2,000	2,000	0%	2,000
Cemetery Maintenance	32,428	29,000	29,000	29,000	3%	-
Utilities	9,684	5,879	5,879	5,879	1%	-
Equipment Maintenance	5,929	16,000	16,000	16,000	2%	-
Risk Mgmt Fund Charges	20,004	20,000	20,000	20,000	2%	-
Electricity - Lehi City Power	3,645	3,000	3,000	3,000	0%	-
Professional & Technical	12,336	25,000	25,000	25,000	3%	-
IT Fund Charges	9,324	9,321	9,321	9,321	1%	-
Safety	-	-	-	-	0%	-
Purchase Trees	6,039	8,500	8,500	8,500	1%	-
Miscellaneous	8,201	9,000	9,000	9,000	1%	-
Capital Outlay	43,848	97,000	220,000	220,000	25%	123,000
Total Cemetery Expenditures	**$ 625,500**	**$ 735,216**	**$ 880,014**	**$ 879,014**	**100%**	**$ 143,798**

MUSEUM

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Buildings & Grounds O&M	$ 15,000	$ 15,000	$ 15,000	$ 15,000	5%	$ -
Utilities	4,840	6,800	6,800	6,800	2%	-
Electricity - Lehi City Power	10,213	10,000	10,000	10,000	3%	-
Professional & Technical	260,000	260,000	275,000	260,000	83%	-
Miscellaneous	-	20,000	20,000	20,000	6%	-
Capital	-	369,255	-	-	0%	(369,255)
Museum Contribution	-	-	-	-	0%	-
Total Museum Expenditures	**$ 290,053**	**$ 681,055**	**$ 326,800**	**$ 311,800**	**100%**	**(369,255)**

NON-DEPARTMENTAL

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Utilities	$ 296,209	$ 245,000	$ 245,000	$ 245,000	2%	$ -
Credit Card & Bank Charges	48,925	20,000	50,000	50,000	0%	30,000
Document Imaging (HRIS/Timesheet)	-	30,000	230,000	-	0%	(30,000)
Contribution to Risk Fund	384,996	635,000	635,000	685,000	7%	50,000
Contribution to Fleet Fund	-	-	-	-	0%	-
Employee Appreciation	65,424	100,000	100,000	100,000	1%	-
Contrib to Recreation Facilities Fund	2,082,226	2,338,434	2,338,434	2,338,434	22%	-
Museum Project Thanksgiving Point	100,000	100,000	100,000	100,000	1%	-
Contribution to Chamber	10,000	10,000	12,000	10,000	0%	-
Fox Hollow Golf Course	240,000	275,000	275,000	275,000	3%	-
Contingency	14,825	100,000	100,000	100,000	1%	-
MAG Contribution	-	25,000	25,000	25,000	0%	-
Branding	11,803	20,000	20,000	20,000	0%	-
Mayor/Council Special Projects	20,798	50,000	50,000	50,000	0%	-
Contribution to IT Fund	448,092	501,801	501,801	501,801	5%	-
Contribution to Capital Projects Fund	999,996	-	1,000,000	-	0%	-
Intergovernmental Relations	66,020	50,000	50,000	75,000	1%	25,000
Employee Wellness	53,261	152,000	152,000	152,000	1%	-
UVSSD dispatch costs	547,546	400,907	400,907	650,907	6%	250,000
Market Adjustment	-	44,600	180,000	180,000	2%	135,400
Health Insurance Reserve Fund	-	-	600,000	600,000	6%	600,000
Youth Council	-	5,000	-	-	0%	(5,000)
Information fair	10,657	10,000	10,000	10,000	0%	-
VIPS	664	5,000	5,000	5,000	0%	-
Contribution to Bldgs/Grounds Fund	602,124	602,122	602,122	922,122	9%	320,000
Transfer to Local Building Authority	1,220,675	1,534,675	1,534,675	1,739,675	17%	205,000
Transfer to Debt Service	1,556,892	1,673,613	1,673,613	1,673,313	16%	(300)
Total Non-Departmental Expenditures	**$ 8,781,132**	**$ 8,928,152**	**$ 10,890,552**	**$ 10,508,252**	**100%**	**$ 1,580,100**

CLASS "C" ROADS

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Class 'C" Road Allotment	$ 3,605,995	$ 3,300,000	$ 3,600,000	$ 3,600,000	50%	$ 300,000
Utah County Transportation Tax	2,146,312	2,000,000	2,100,000	2,100,000	29%	$ 100,000
Lehi Trasportation Tax	472,924	750,000	750,000	900,000		
Interest Earnings	267,786	-	-	-	0%	-
Re-appropriate balance	-	-	-	666,826	9%	666,826
Total Revenues	$ 6,493,016	$ 6,050,000	$ 6,450,000	$ 7,266,826	88%	$ 1,066,826
Expenditures						
Salaries & Wages	$ -	$ -	$ 157,637	$ 157,637	2%	157,637
Employee Benefits	-	-	66,488	66,488	1%	66,488
Road Maintenance	1,441,323	1,900,000	1,700,000	1,700,000	23%	(200,000)
Snow Removal & Salt	157,945	160,000	160,000	160,000	2%	-
Striping	251,493	250,000	300,000	300,000	4%	50,000
Equipment rental	70,665	75,000	75,000	75,000	1%	-
Street signs	104,134	125,000	125,000	125,000	2%	-
Traffic Control Updates	18,547	20,000	20,000	20,000	0%	-
Road Reconstruction Projects	2,482,547	2,380,000	3,185,000	3,185,000	44%	805,000
Signal Lights & Signal Development	513,964	300,000	300,000	300,000	4%	-
Future Site Plan Land Purchase	5,333	3,630,000	-	-	0%	(3,630,000)
Loader	-	-	231,742	213,742	3%	213,742
ADA Sidewalks/Sidewalk Replacement	-	750,000	1,000,000	750,000	10%	-
Fleet Fund Charges	47,016	119,488	136,959	136,959	2%	17,471
Fuel	-	77,000	77,000	77,000	1%	-
Reserves	-	93,512	-	-	0%	(93,512)
Total Expenditures	$ 5,092,967	$ 9,880,000	$ 7,534,826	$ 7,266,826	97%	$ (2,837,299)
Surplus(Deficit)	**$ 1,400,049**	**$ (3,830,000)**	**$ (1,084,826)**	**$ 0**		

LIQUOR FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
Liquor fund allottment	90,610	70,000	90,000	90,000	100%	20,000
Re-appropriate fund balance	-	-	-	-	0%	-
Total Revenues	$ 90,610	$ 70,000	$ 90,000	$ 90,000	100%	$ 20,000
Expenditures						
Wages > DUI enforcement	$ 46,470	$ 28,000	$ 45,000	$ 45,000	50%	$ 17,000
Benefits	25,022	6,500	9,500	9,500	11%	3,000
Miscellaneous	19,117	35,500	35,500	35,500	39%	-
Fund Balance	-	-	-	-	0%	-
Total Expenditures	$ 90,610	$ 70,000	$ 90,000	$ 90,000	100%	$ 20,000
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

PARC TAX

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
PARC Tax Revenue	$ 1,946,018	$ 1,800,000	$ 1,800,000	$ 1,800,000	100%	$ -
Fund Balance Appropriation	-	-	-	-	0%	-
Total Revenues	$ 1,946,018	$ 1,800,000	$ 1,800,000	$ 1,800,000	100%	$ -
Expenses						
PARC Tax Arts Programs	$ 508,640	$ 540,000	$ 540,000	$ 540,000	30%	$ -
Transfer to Capital Projects Fund	1,660,144	1,260,000	1,260,000	1,260,000	70%	-
Total Expenses	$ 2,168,784	$ 1,800,000	$ 1,800,000	$ 1,800,000	100%	$ -
Surplus(Deficit)	**$ (222,766)**	**$ -**	**$ -**	**$ -**		

RECREATION FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 30,040	$ 1,000	$ 1,000	$ 1,000	0%	$ -
Legacy Center Pass Sales	1,681,929	1,750,000	1,750,000	1,800,000	22%	50,000
Charges For Service	1,564,463	1,480,000	1,530,000	1,565,000	19%	85,000
Merchandise Sales	38,208	30,000	40,000	40,000	0%	10,000
Offsite Concession Sales	8,348	60,000	35,000	35,000	0%	(25,000)
Center Court Receipts	235,144	200,000	230,000	230,000	3%	30,000
Swim Program Revenue	470,832	350,000	400,000	430,000	5%	80,000
Outdoor Pool	186,495	207,068	207,068	207,068	3%	-
Ice Rink Revenue	248,796	275,000	230,000	230,000	3%	(45,000)
Curtis Center Revnues	-	-	341,746	92,529	1%	92,529
Contribution From General Fund	2,082,226	2,338,434	2,338,434	2,488,075	30%	149,641
Contribution From Capital Projects Fund	-	-	779,959	779,959	9%	779,959
Contribution From Fund Balance	-	359,435	-	366,233	4%	6,798
Total Revenues	$ 6,546,482	$ 7,050,937	$ 7,883,207	$ 8,264,864	100%	$ 1,213,927
Total Fund Expenses						
Legacy Center	$ 6,148,321	$ 6,263,581	$ 6,830,016	$ 6,740,730	82%	$ 477,149
Outdoor Pool	273,575	151,709	156,260	156,260	2%	4,551
Curtis Center	-	358,741	385,057	365,256	4%	-
Ice Rink	343,824	275,000	1,002,618	1,002,618	12%	727,618
Total Recreation Fund Expenses	**$ 6,765,720**	**$ 7,049,031**	**$ 8,373,951**	**$ 8,264,864**	**100%**	**$ 1,209,318**
Surplus/(Deficit)	**$ (219,238)**	**$ 1,906**	**$ (490,744)**	**$ (0)**		

LEGACY CENTER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	76.77	81.05	82.05	81.05		0
Salaries & Wages	$ 3,420,135	$ 3,434,958	$ 3,612,572	$ 3,560,572	53%	$ 125,614
Overtime	959	1,000	1,500	1,500	0%	500
Employee Benefits	648,073	706,900	772,893	730,427	11%	23,527
Uniforms	4,043	5,000	5,120	5,000	0%	-
Fleet Fund Charges	2,004	2,000	2,000	2,000	0%	-
Fuel	125	2,500	2,500	2,500	0%	-
IT Fund Charges	67,608	67,608	68,808	67,608	1%	-
Risk Mgmt Fund Charges	65,004	65,000	65,000	65,000	1%	-
Books, Subscriptions, Memberships	4,930	5,500	5,500	5,500	0%	-
Recreation Public Notices	2,311	5,000	5,000	5,000	0%	-
Travel & Training	20,179	18,500	18,500	18,500	0%	-
Office Supplies	22,526	24,515	24,515	24,515	0%	-
Buildings & Grounds O&M	150,381	92,000	92,000	100,000	1%	8,000
Utilities	83,503	140,000	140,000	140,000	2%	-
Offsite Concession Expenses	3,389	64,000	64,000	64,000	1%	-
Center Court Expenses	187,634	181,000	186,430	186,430	3%	5,430
Electricity - Lehi City Power	229,045	230,000	230,000	230,000	3%	-
Professional & Technical	181,470	153,000	175,000	175,000	3%	22,000
Program Expenditures	151,320	156,000	160,680	160,680	2%	4,680
Gymnastics	63,430	76,000	76,000	76,000	1%	-
Dance	14,132	13,900	14,317	14,317	0%	417
Itty Bitty Ball	7,787	10,000	10,000	10,000	0%	-
Birthday Parties	12,301	9,500	11,000	9,500	0%	-
Facilities Stations	13,405	19,400	19,400	19,400	0%	-
Pool Operation & Maintenance	142,554	148,900	153,367	153,367	2%	4,467
Miscellaneous	10,527	23,000	23,000	23,000	0%	-
Swimming Program	88,025	103,800	110,314	110,314	2%	6,514
Tennis	4,132	6,000	6,000	6,000	0%	-

LEGACY CENTER-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Legacy Center - Expenditures continued						
Golf	7,411	7,800	7,800	7,800	0%	-
Adult Softball League	3,587	4,000	4,000	4,000	0%	-
Soccer Program Expense	19,016	26,000	26,000	26,000	0%	-
Volleyball Expense	6,983	10,200	10,200	10,200	0%	-
Baseball Expense	33,171	66,000	66,000	66,000	1%	-
Girls Softball	12,772	22,000	22,000	22,000	0%	-
Basketball Expense	144,980	150,000	150,000	150,000	2%	-
Flag Football Expense	7,761	9,600	9,600	9,600	0%	-
Wrestling Program Expense	3,195	3,000	3,000	3,000	0%	-
Debt Service	-	-	-	-	0%	-
Contribution to Outdoor Pool	-	-	-	-	0%	-
Capital Outlay	221,989	142,000	430,000	430,000	6%	288,000
Pool Capital Outlay	86,525	58,000	46,000	46,000	1%	(12,000)
Total Legacy Center Expenses	**$ 6,148,321**	**$ 6,263,581**	**$ 6,830,016**	**$ 6,740,730**	**100%**	**$ 477,149**

OUTDOOR POOL EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2025=6	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	4.28	4.28	0	0		0
Expenditures						
Salaries & Wages	$ -	$ -	$ -	$ -	0%	$ -
Employee benefits	-	-	-	-	0%	-
Outdoor Pool Operation & Maintenance	$ 239,405	$ 151,709	$ 156,260	$ 156,260	100%	$ 4,551
Capital Outlay	34,170	-	-	-	0%	-
Total Expenditures	$ 273,575	$ 151,709	$ 156,260	$ 156,260	100%	$ 4,551

CURTIS CENTER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	0	0	0	0		0
Expenditures						
Salaries & Wages	$ -	$ 47,401	$ 48,781	$ 48,780	13%	$ 1,379
Employee benefits	-	24,753	25,474	25,474	7%	721
Buildings & Grounds Fund	-	50,000	50,000	50,000	14%	-
Program Expenditures	-	-	-	-	0%	-
Curtis Center Operation & Maintenance	9,788	171,587	176,002	176,002	48%	4,415
Capital Outlay	-	65,000	84,800	65,000	18%	-
Total Expenditures	$ 9,788	$ 358,741	$ 385,057	$ 365,256	100%	$ 6,515

ICE RINK EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	0	0	0	0		0
Expenditures						
Salaries & Wages	$ -	$ 47,300	$ 47,300	$ 47,300	5%	$ -
Employee benefits	-	-	-	-	0%	-
Program Expenditures	-	12,120	12,120	12,120	1%	-
Ice Rink Operation & Maintenance	-	275,000	163,239	163,239	16%	(111,761)
Capital Outlay	-	-	779,959	779,959	78%	779,959
Total Expenditures	$ -	$ 334,420	$ 1,002,618	$ 1,002,618	100%	$ 668,198

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Grant Revenue	$ -	$ -	$ -	$ -	0%	$ -
Interest income	1,227,566	500	500	500	0%	-
Bond Proceeds	-	-	-	-	0%	-
Appropriation from fund balance	-	12,959,500	13,429,500	1,154,500	29%	(11,805,000)
Sales tax	159,540	432,500	432,500		0%	(432,500)
Transfer from General Fund	999,996	-	-	-	0%	-
Sale of Assets	-	-	-	-	0%	-
Bond Proceeds	-	-	-	-	0%	-
Transfer From PARC Tax Fund	1,660,144	1,260,000	1,260,000	1,260,000	31%	-
Miscellaneous	-	1,600,000	1,600,000	1,600,000	40%	-
Total Revenues	$ 2,387,102	$ 13,392,500	$ 16,722,500	$ 4,015,000	100%	$ (12,237,500)
Expenditures						
Transfer to Debt Service Fund	$ -	$ -	$ -	$ -	0%	$ -
Transfer to Fleet Fund	500,000	500,000	500,000	1,190,000	30%	690,000
Transfer to State & Federal Grant Fund	-	1,000,000	1,000,000	-	0%	(1,000,000)
Transfer to IT Fund	-	-	-	-	0%	-
Debt Service - Cabelas	-	427,500	427,500	-	0%	(427,500)
Debt Service - Fire Station	159,540	-	-	-	0%	-
Bond Costs	2,200	5,000	5,000	-	0%	(5,000)
Irrigation Central Control Upgrade	-	-	-	-	0%	-
Sidewalks	488,840	-	-	-	0%	-
Parks Building	2,240,343	2,425,000	-	-	0%	(2,425,000)

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Nuisance Trees & Damaged Sidewalks	202,046	225,000	225,000	225,000	6%	-
Playground Replacements	-	-	-	-	0%	-
Fencing Replacement at Vets Ball Park	-	-	-	-	0%	-
Mellor Rhoades Park Construction	-	-	-	-	0%	-
Park Construction	-	2,000,000	-	-	0%	(2,000,000)
Family Park - All Abilities Playground	13,430,914	7,000,000	-	-	0%	(7,000,000)
Frisbee Golf Course	-	-	-	-	0%	-
Vets Ballpark Parking Lot	-	-	-	-	0%	-
Hospital Loop Road	6,679	2,600,000	1,000,000	2,600,000	65%	-
Property Improvements	297,920	-	-	-	0%	-
Dog Park Improvements	51,138	-	-	-	0%	-
Court House Design	-	-	-	-	0%	-
SCBA Equipment - Station 84	-	70,000	-	-	0%	(70,000)
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 17,379,622	$ 16,252,500	$ 3,157,500	$ 4,015,000	100%	$ (12,237,500)
Surplus(Deficit)	**$ (14,992,520)**	**$ (2,860,000)**	**$ 13,565,000**	**$ -**		

DEBT SERVICE

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Transfer from Capital Projects	$ -	$ -	$ -	$ -	0%	$ -
Transfer from Police Impact Fees	309,996	210,500	210,500	210,500	11%	$ -
Transfer from General Fund	1,556,892	1,673,613	1,673,613	1,673,313	89%	$ (300)
Fund Balance Appropriation	-	-	-	-	0%	$ -
Total Revenues	$ 1,866,888	$ 1,884,113	$ 1,884,113	$ 1,883,813	100%	$ (300)
Expenses						
Debt Service - Interest	$ 872,032	$ 844,113	$ 844,113	$ 803,813	43%	$ (40,300)
Debt Service - Principal	985,000	1,030,000	1,030,000	1,070,000	57%	40,000
Bond Costs	-	10,000	10,000	10,000	0%	-
Total Expenses	$ 1,857,032	$ 1,884,113	$ 1,884,113	$ 1,883,813	100%	$ (300)
Surplus(Deficit)	**$ 9,856**	**$ -**	**$ -**	**$ -**		

STATE & FEDERAL GRANTS

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
ARPA Grant Revenue	$ 475,867	$ 1,000,000	$ 1,000,000	$ -	0%	$ (1,000,000)
BRIC Grant Revenue	-	310,000	-	-	0%	$ (310,000)
UDOT Grant Revenue	-	-	-	-	0%	$ -
Utah County/MAG Grant Revenue	-	-	4,500,000	4,500,000	100%	$ 4,500,000
Interest Earnings	78,842	-	-	-	0%	$ -
Fund Balance Appropriation	-	-	-	-	0%	$ -
Transfer from Capital Projects Fund	-	1,000,000	1,000,000	-	0%	$ (1,000,000)
Total Revenues	$ 554,709	$ 2,310,000	$ 6,500,000	$ 4,500,000	100%	$ 2,190,000
Expenses						
ARPA Grant Project Expenditure	$ 951,734	$ 2,000,000	$ 2,000,000	$ -	0%	$ (2,000,000)
BRIC Grant Project Expenditure	92,045	310,000	-	-	0%	(310,000)
UDOT - 2100 N 2300 W	-	-	-	-	0%	-
Dry Creek Lake Project	-	-	1,500,000	1,500,000	0%	1,500,000
Pony Express Parkway	-	-	2,000,000	2,000,000	0%	2,000,000
2300 West (Pioneer Crossing to Main)	-	-	1,000,000	1,000,000	0%	1,000,000
Total Expenses	$ 1,043,779	$ 2,310,000	$ 6,500,000	$ 4,500,000	100%	$ 2,190,000
Surplus(Deficit)	**$ (489,071)**	**$ -**	**$ -**	**$ -**		

CDBG

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
CDBG	7,635	345,000	345,000	345,000	100%	-
Re-appropriation of Fund Balance	-	-	-	-	100%	-
Total Revenues	$ 7,635	$ 345,000	$ 345,000	$ 345,000	100%	$ -
Expenditures						
CDBG Project improvements	$ 187,606	$ 300,000	$ 300,000	$ 300,000	100%	$ -
CDBG Adminstration Costs	$ 20,706	$ 40,000	$ 40,000	$ 40,000	100%	$ -
CDBG Program Expenses	$ 5,756	$ 5,000	$ 5,000	$ 5,000	100%	$ -
Total Expenditures	$ 214,068	$ 345,000	$ 345,000	$ 345,000	100%	$ -
Surplus(Deficit)	**$ (206,433)**	**$ -**	**$ -**	**$ -**		

FIRE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Income	$ 44,378	$ 1,000	$ 1,000	$ 1,000	0%	$ -
Impact Fees	176,526	200,000	200,000	200,000	100%	-
Fund balance appropriation	-	-	-	-	0%	-
Bond proceeds	-	-	-	-	0%	-
Total Revenues	$ 220,903	$ 201,000	$ 201,000	$ 201,000	100%	$ -
Expenditures						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Transfer to Local Building Authority	-	201,000	201,000	201,000	100%	-
Reserves	-	-	-	-	0%	-
Total Expenditures	$ -	$ 201,000	$ 201,000	$ 201,000	100%	$ -
Surplus(Deficit)	**$ 220,903**	**$ -**	**$ -**	**$ -**		

PARKS IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 497,068	$ 30,000	$ 30,000	$ 30,000	0%	$ -
Park Impact Fees	2,490,354	2,050,000	2,050,000	2,050,000	26%	-
Utah State Parks Grant	47,338	-	300,000	-	0%	-
Developer Contributions	-	-	-	-	0%	-
Proceeds from Sale of Land	-	-	-	-	0%	-
Reappropriate Fund Balance	-	8,659,693	-	5,848,188	74%	(2,811,505)
Total Revenues	$ 3,034,760	$ 10,739,693	$ 2,380,000	$ 7,928,188	100%	$ (2,811,505)
Expenditures						
Debt Service - Principal	$ -	$ -	$ -	$ -	0%	$ -
Interest Expense	-	-	-	-	0%	-
Family Park	5,268	-	300,000	300,000	4%	300,000
Mellor Rhodes Park - Design	556	-	250,000	250,000	3%	250,000
Shadow Ridge	383,621	2,140,000	600,000	300,000	4%	(1,840,000)
Monument Park	-	-	-	-	0%	-
Parks, Trails, & Open Space Master Plan	69,020	325,000	150,000	150,000	2%	(175,000)
Upsizing Trails	495,885	105,000	105,000	105,000	1%	-
Mountain Bike Trails	193,676	50,000	50,000	50,000	1%	-
Willow Park Upgrades	253,940	100,000	100,000	100,000	1%	-
Holbrook Farms Park I	-	2,208,548	2,208,548	2,208,548	28%	-
Cold Springs Ranch Park	31,564	2,475,145	-	-	0%	(2,475,145)
Steve Roll Rotary Park	26,186	-	-	-	0%	-
Northridge Park	-	-	503,000	503,000	6%	503,000
Fox Canyon Trailhead Park	-	-	356,000	356,000	4%	356,000
Lakeview Park	-	-	2,250,000	2,250,000	28%	2,250,000
Holbrook Farms Park II	-	-	1,265,640	1,265,640	16%	1,265,640
Park Design Expense	67,018	90,000	90,000	90,000	1%	-
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 1,526,733	$ 7,493,693	$ 8,228,188	$ 7,928,188	100%	$ 434,495
Surplus (Deficit)	**$ 1,508,027**	**$ 3,246,000**	**$ (5,848,188)**	**$ -**		

POLICE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 14,958	$ 500	$ 500	$ 500	0%	$ -
Police Impact Fees	142,545	210,000	210,000	210,000	100%	-
Proceeds from Issuance of Debt	-	-	-	-	0%	-
Contribution from General Fund	-	-	-	-	0%	-
Reappropriate Fund Balance	-	-	-	-	0%	-
Total Revenues	$ 157,503	$ 210,500	$ 210,500	$ 210,500	100%	$ -
Expenditures						
Land Purchase	$ -	$ -	$ -	$ -	0%	$ -
Interest Expense	-	-	-	-	0%	-
New Police Building Design	-	-	-	-	0%	-
Transfer to Debt Service Fund	309,996	210,500	210,500	210,500	100%	-
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 309,996	$ 210,500	$ 210,500	$ 210,500	100%	$ -
Surplus(Deficit)	**$ (152,493)**	**$ -**	**$ -**	**$ -**		

ROAD IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 55,603	$ -	$ -	$ -	0%	$ -
Road Impact Fees	1,012,440	2,000,000	2,000,000	2,000,000	19%	-
Contributions from Developers	-	-	-	-	0%	-
UDOT Contributions	-	20,000	20,000	20,000	0%	-
County Contributions	958,102	10,000,000	7,000,000	7,000,000	65%	(3,000,000)
Reappropriate Fund Balance	-	2,740,000	1,750,000	1,750,000	16%	(990,000)
Total Revenues	$ 2,026,145	$ 14,760,000	$ 10,770,000	$ 10,770,000	100%	$ (3,990,000)
Expenditures						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Signals	185,098	250,000	250,000	250,000	2%	-
Streets Widening	513,505	260,000	125,000	125,000	1%	(135,000)
600 E North of Dry Creek	-	800,000	900,000	900,000	8%	100,000
Jordan Willows Conn Rd	-	10,000	10,000	10,000	0%	-
Center Street & SR92	-	700,000	400,000	400,000	4%	(300,000)
Accel/Deccel @ SR92 & 500 West	-	20,000	20,000	20,000	0%	-
Traverse Blvd TRAX Xing & Road	-	20,000	20,000	20,000	0%	-
Main Street 2300 W to Crossroads	6,224	-	-	-	0%	-
700 South Cycle Track Project	544,007	150,000	-	-	0%	(150,000)
1200 East Project	1,523	20,000	20,000	20,000	0%	-
2300 West - Main to 2100 North	241,315	11,000,000	7,000,000	7,000,000	65%	(4,000,000)
Thanksgiving Roads	4,890	1,000,000	1,350,000	1,350,000	13%	350,000
Flight Park Road - Fr Rd to Vista	-	400,000	400,000	400,000	4%	-
3600 W Widening - North of 1500 N	-	-	250,000	250,000	2%	250,000
Accel/Decel - Redwood/2100N	-	100,000	10,000	10,000	0%	(90,000)
Road Master Plan & Impact Fee	65,235	30,000	15,000	15,000	0%	(15,000)
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 1,561,798	$ 14,760,000	$ 10,770,000	$ 10,770,000	100%	$ (3,990,000)
Surplus(Deficit)	**$ 464,347**	**$ -**	**$ -**	**$ -**		

CULINARY WATER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Miscellaneous	$ 79,473	$ 100,000	$ 100,000	$ 100,000	0%	$ -
Interest Income	1,012,600	-	-	-	0%	-
Water service charges	8,466,285	8,409,313	8,577,499	9,198,554	28%	789,241
Water hook up fees	389,915	650,000	650,000	650,000	2%	-
CWP Water Revenues	7,340,279	1,000,000	6,835,000	6,835,000	21%	5,835,000
Gain/Loss on Sale Fixed Assets	-	-	-	-	0%	-
Contributions from developers	1,341,254	-	-	-	0%	-
As Built Drawing Fees	89,836	135,000	135,000	135,000	0%	-
Bond Proceeds	-	11,500,000	11,500,000	11,500,000	35%	-
Contributions from developers	334,261	-	-	-	0%	-
Reappropriation of fund balance	-	796,442	-	4,281,350	13%	3,484,908
Total Revenues	$ 19,053,903	$ 22,590,755	$ 27,797,499	$ 32,699,904	100%	$ 10,109,149
Total Expenses	$ 17,445,830	$ 22,590,755	$ 44,058,350	$ 32,699,904		
Total Surplus/Deficit	**$ 1,608,073**	**$ -**	**$ (16,260,851)**	**$ (0)**		

CULINARY WATER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	18	21	25	21		0
Salaries	$ 1,438,934	$ 1,531,474	$ 1,844,219	$ 1,604,219	5%	$ 72,745
Overtime	69,583	70,000	70,000	70,000	0%	-
Employee Benefits	768,559	873,745	1,040,866	873,866	3%	121
Uniforms	7,305	8,400	8,400	8,400	0%	-
Bond Costs	-	-	-	-	0%	-
Books, Subscriptions, Memberships	6,630	20,750	20,750	20,750	0%	-
Travel & Training	19,343	33,500	33,500	33,500	0%	-
Office Supplies	8,843	12,768	12,768	12,768	0%	-
Fleet Fund Charges	255,576	266,743	439,593	439,593	1%	172,850
Fuel	57,611	31,000	31,000	31,000	0%	-
Buildings & Grounds O&M	211,308	150,000	150,000	173,250	1%	23,250
Utilities	44,453	42,000	42,000	42,000	0%	-
Supplies & Maintenance	10,586	83,000	83,000	83,000	0%	-
Water Purchase (Share Rent)	2,120,389	2,325,400	2,802,280	2,802,280	9%	476,880
Risk Mgmt Fund Charges	106,716	106,720	106,720	114,720	0%	8,000
Electricity - Lehi City Power	538,827	600,000	600,000	600,000	2%	-
Professional & Technical	151,778	210,000	210,000	210,000	1%	-
IT Fund Charges	69,996	80,742	80,742	97,242	0%	16,500
Bond Fees	1,750	6,500	6,500	6,500	0%	-
Billing Expense	118,486	50,000	50,000	50,000	0%	-
Bad Debt Expense	9,680	15,000	15,000	15,000	0%	-
Special Department Supplies	1,443	12,000	12,000	12,000	0%	-
Tools	28,951	35,000	35,000	35,000	0%	-
System Maintenance	435,822	650,000	650,000	650,000	2%	-
Debt Service	339,226	638,013	638,013	638,817	2%	804
Allocation to General Fund	300,000	300,000	300,000	300,000	1%	-
CWP Water Purchase	7,340,279	1,000,000	6,835,000	6,835,000	21%	5,835,000
Sensus Annual Maintenance	127,165	48,000	51,000	51,000	0%	3,000
Meter Replacement	159,009	250,000	250,000	250,000	1%	-

CULINARY WATER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Water expenses - continued						
Capital	-	-	-	-	0%	-
Spring Line Replace	-	300,000	300,000	300,000	1%	-
600 E Tank Replacement	-	-	-	-	0%	-
Springs Rehabilitation	-	350,000	350,000	350,000	1%	-
2300 W Pioneer Crossing CWP Connections	-	-	-	-	0%	-
Public Works Campus Improvements	-	11,500,000	22,500,000	11,500,000	35%	-
Security Equipment	-	-	-	-	0%	-
Dry Creek Well Rehabilitation	-	200,000	200,000	200,000	1%	-
SCADA Transition	-	250,000	250,000	250,000	1%	-
600 East Well Relocation	-	540,000	540,000	540,000	2%	-
SR 92 & Morning Vista Booster Stations	-	-	3,500,000	3,500,000	11%	3,500,000
Subdivision Development	-	-	-	-	0%	-
Depreciation & amoritization	2,697,578	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Total Culinary Water Expenses	**$ 17,445,830**	**$ 22,590,755**	**$ 44,058,350**	**$ 32,699,904**	**100%**	**$ 10,109,149**

CULINARY WATER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 303,029	$ 25,000	$ 25,000	$ 25,000	0%	$ -
Water Impact Fees	1,198,840	1,000,000	1,000,000	1,000,000	18%	-
Contributions from Developers	1,765,232	4,700,000	2,500,000	2,500,000	46%	(2,200,000)
Reappropriate Fund Balance	-	4,295,000	1,890,000	1,890,000	35%	(2,405,000)
Total Revenues	$ 3,267,101	$ 10,020,000	$ 5,415,000	$ 5,415,000	100%	$ (4,605,000)
Expenses						
Pipe Oversizing	$ -	$ 70,000	$ 55,000	$ 55,000	1%	$ (15,000)
Master plan and impact fee study	-	-	-	-	0%	-
Interest Expense	-	-	-	-	0%	-
Flight Park Well & Lines	-	1,700,000	1,300,000	1,300,000	24%	(400,000)
600 E Tank	-	-	-	-	0%	-
TP Booster Pump Station	-	-	-	-	0%	-
TM (PT) Flight Park Tank & Lines	-	2,300,000	160,000	160,000	3%	(2,140,000)
MICRON (SKYE) AP Well, BP, Lines	-	1,500,000	500,000	500,000	9%	(1,000,000)
1200 East Booster Pump Station	-	1,050,000	500,000	500,000	9%	(550,000)
West Side Tank #2	-	3,400,000	2,000,000	2,000,000	37%	(1,400,000)
TI Booster Station & Pipe Oversize	-	-	900,000	900,000	17%	900,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ -	$ 10,020,000	$ 5,415,000	$ 5,415,000	100%	$ (4,605,000)
Surplus(Deficit)	**$ 3,267,101**	**$ -**	**$ -**	**$ -**		

SEWER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Miscellaneous	$ 32,039	$ 25,000	$ 25,000	$ 25,000	0%	$ -
Interest Income	385,305	-	-	-	0%	-
Sewer charges	11,584,389	13,999,500	15,707,439	18,523,250	97%	4,523,750
Contributions capital funding	2,200,144	-	-	-	0%	-
Gain/Loss of Fixed Assets	22,650	-	-	-	0%	-
Reappropriation of Fund Balance	-	2,411,352	-	492,372	3%	(1,918,980)
Total Revenues	$ 14,224,526	$ 16,435,852	$ 15,732,439	$ 19,040,622	100%	$ 2,604,770
Total Expenses	$ 15,540,563	$ 16,435,852	$ 17,327,372	$ 19,040,622	100%	$ 2,604,770
Surplus(Deficit)	**$ (1,316,037)**	**-**	**$ (1,594,933)**	**$ 0**		

SEWER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	10	10	10	10		0
Salaries & Wages	$ 575,242	$ 583,132	$ 651,711	$ 651,711	3%	$ 68,579
Overtime	29,263	20,000	30,000	30,000	0%	10,000
Employee Benefits	264,651	316,230	325,571	325,571	2%	9,341
Uniforms	3,156	7,400	7,400	7,400	0%	-
Books, Subscriptions, Memberships	586	1,400	15,000	15,000	0%	13,600
Travel & Training	12,308	16,200	16,200	16,200	0%	-
Office Supplies	2,929	11,500	11,500	11,500	0%	-
Fleet Fund Charges	178,560	184,139	184,139	184,139	1%	-
Fuel	23,031	31,000	31,000	31,000	0%	-
Buildings & Grounds O&M	95,685	90,000	90,000	113,250	1%	23,250
Utilities	39,943	7,865	7,865	7,865	0%	-
Supplies & Maintenance	55,949	50,000	50,000	50,000	0%	-
Risk Mgmt Fund Charges	80,004	80,000	80,000	80,000	0%	-
Electricity - Lehi City Power	75,056	5,000	5,000	5,000	0%	-
Professional & Technical	28,757	50,000	50,000	50,000	0%	-
IT Fund Charges	39,996	45,371	45,371	61,871	0%	16,500
Timpanogos Special Service District	10,773,672	14,100,000	14,100,000	16,283,500	86%	2,183,500
Billing Expense	210,908	35,000	35,000	35,000	0%	-
Bad Debt Expense	17,279	30,000	30,000	30,000	0%	-
Department Supplies	118	10,000	10,000	10,000	0%	-
System Maintenance	114,205	98,615	98,615	98,615	1%	-
Interest Expense	-	3,000	3,000	3,000	0%	-
Allocation to General Fund	150,000	150,000	150,000	150,000	1%	-
Amortization Expense	-	-	-	-	0%	-

SEWER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Sewer Expenses - continued						
Depreciation	2,769,266	-	-	-	0%	-
Manhole/Main Line Rehab	-	310,000	400,000	90,000	0%	(220,000)
Jordan Willows Lift Station Rehabilitation	-	-	575,000	575,000	3%	575,000
Cold Springs Lift Station Wet Well Equip	-	-	125,000	125,000	1%	125,000
Reserves	-	-	-	-	0%	-
Capital	-	-	-	-	0%	-
Capital Improvements	-	200,000	200,000	-	0%	(200,000)
Total Sewer Expenses	**$ 15,540,563**	**$ 16,435,852**	**$ 17,327,372**	**$ 19,040,622**	**100%**	**$ 2,604,770**

SEWER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 262,859	$ 10,000	$ 10,000	$ 10,000	0%	$ -
Sewer Impact Fees	806,741	400,000	400,000	400,000	5%	-
Contributions From Developers	-	-	-	-	0%	-
Reappropriate Fund Balance	-	8,320,000	6,870,000	6,870,000	94%	(1,450,000)
Total Revenues	$ 1,069,600	$ 8,730,000	$ 7,280,000	$ 7,280,000	100%	$ (1,450,000)
Expenses						
Oversizing Pipe	$ -	$ 90,000	$ 90,000	$ 90,000	1%	$ -
Interest Expense	-	-	-	-	0%	-
Master Plan & Impact Fee Study	13,359	-	-	-	0%	-
Jordan Willow Pump Station Addition	-	20,000	40,000	40,000	1%	20,000
Jordan Willow Pump Line	-	20,000	1,400,000	1,400,000	19%	1,380,000
850 E Sewer to 700 S	-	850,000	200,000	200,000	3%	(650,000)
2100 N Sewer 1200 W to 1700 W	-	500,000	500,000	500,000	7%	-
Jordan River Sewer (Main to 1900 S)	-	7,000,000	5,000,000	5,000,000	69%	(2,000,000)
Frontage Road Sewer @ Triumph	-	250,000	50,000	50,000	1%	(200,000)
Reserves	-	-	-	-	0%	-
Total Expenses	$ 13,359	$ 8,730,000	$ 7,280,000	$ 7,280,000	100%	$ (1,450,000)
Surplus(Deficit)	**$ 1,056,241**	**$ -**	**$ -**	**$ -**		

ELECTRIC SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Electric sales taxable	$ 47,364,520	$ 48,016,211	$ 50,417,022	$ 50,638,456	84%	$ 2,622,245
Electric sales tax exempt	5,305,425	4,918,179	5,164,088	5,164,088	9%	245,909
Electric hook up fees	334,052	275,000	275,000	275,000	0%	-
Miscellaneous	399,124	175,000	175,000	175,000	0%	-
Temporary power charges	147,218	75,000	75,000	75,000	0%	-
Damage revenue	91,314	25,000	25,000	25,000	0%	-
Interest income	1,330,793	40,000	40,000	40,000	0%	-
Salvage revenue	51,085	25,000	25,000	25,000	0%	-
Contribution capital funding	463,819	-	-	-	0%	-
Late payment penalties	154,346	185,000	185,000	185,000	0%	-
Pole attachment	67,959	60,000	60,000	60,000	0%	-
Bond Proceeds	-	-	-	-	0%	-
Subdivision reimbursement	4,392,830	3,500,000	3,500,000	3,500,000	6%	-
Fund Balance Appropriation	-	-	-	-	0%	-
Total Revenues	$ 60,102,484	$ 57,294,390	$ 59,941,110	$ 60,162,544	100%	$ 2,868,154
Total Expenses	$ 52,891,366	$ 57,294,390	$ 59,885,794	$ 60,162,544	100%	2,868,154
Surplus(Deficit)	**$ 7,211,119**	**$ -**	**$ 55,315**	**$ 0**		

ELECTRIC EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	41.5	43	43	43		0
Salaries & Wages	$ 3,532,844	$ 4,152,256	$ 4,436,337	$ 4,436,337	7%	$ 284,081
Overtime	198,350	276,847	276,847	276,847	0%	-
Employee Benefits	1,622,280	1,969,904	2,111,254	2,111,254	4%	141,350
Uniforms	28,150	48,215	48,215	48,215	0%	-
Books, Subscriptions, Memberships	26	3,000	3,000	3,000	0%	-
Travel & Training	51,248	103,600	103,600	103,600	0%	-
Office Supplies	28,313	21,000	21,000	21,000	0%	-
Fleet Fund Charges	466,272	495,928	495,928	495,928	1%	-
Fuel	66,955	72,000	72,000	72,000	0%	-
Buildings & Grounds O&M	239,569	225,000	225,000	318,000	1%	93,000
Utilities	2,752	35,000	35,000	35,000	0%	-
Supplies & Maintenance	1,812	6,500	6,500	6,500	0%	-
Risk Mgmt Fund Charges	300,000	300,000	300,000	325,000	1%	25,000
Electricity - Lehi City Power	131,408	76,000	76,000	76,000	0%	-
Professional & Technical	166,793	356,100	376,840	376,840	1%	20,740
IT Fund Charges	69,996	91,485	91,485	141,485	0%	50,000
Computer Maintenance	-	-	-	-	0%	-
Bond Fees	184,665	2,500	2,500	2,500	0%	-
Contract Services Expense	142,366	330,000	330,000	330,000	1%	-
Internal Generation Maintenance	158,334	358,500	634,000	634,000	1%	275,500
Safety	45,635	49,150	61,150	61,150	0%	12,000
Billing Expense	438,600	340,000	340,000	340,000	1%	-
Bad Debt Expense	95,730	65,000	65,000	65,000	0%	-
System Maintenance	1,578,558	820,000	820,000	820,000	1%	-
Miscellaneous	29,991	29,800	59,800	59,800	0%	30,000
Resale Power Purchase	36,433,901	39,000,000	43,000,000	43,000,000	71%	4,000,000
Line Maintenance	55,488	65,500	65,500	65,500	0%	-
Substation Maintenance	80,333	53,500	53,500	53,500	0%	-
Power Locating	5,047	20,050	20,050	20,050	0%	-

ELECTRIC EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Expenses - Continued						
Debt Service	1,143,366	2,791,288	2,791,288	2,791,038	5%	(251)
Allocation to General Fund	540,996	541,000	541,000	700,000	1%	159,000
Depreciation	4,807,762	-	-	-	0%	-
Amorization Cost	243,825	-	-	-	0%	-
Reserves	-	2,272,567	-	-	0%	(2,272,567)
Improvements to system	-	615,700	880,000	880,000	1%	264,300
Capital outlay	-	665,000	450,000	450,000	1%	(215,000)
Street Light Project	-	350,000	350,000	350,000	1%	-
Subdivision Construction	-	300,000	350,000	300,000	0%	-
Rocky Mtn Power Line Purchases	-	150,000	150,000	150,000	0%	-
New Equipment	-	12,000	13,000	13,000	0%	1,000
Substation security	-	30,000	30,000	30,000	0%	-
Power Generation Facility	-	-	-	-	0%	-
Designated City Projects	-	200,000	200,000	200,000	0%	-
Total Electric Expenses	**$ 52,891,366**	**$ 57,294,390**	**$ 59,885,794**	**$ 60,162,544**	**100%**	**$ 2,868,154**

ELECTRIC IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 209,736	$ 35,000	$ 35,000	$ 35,000	0%	$ -
Electric Impact Fees	2,748,357	3,000,000	3,000,000	3,000,000	38%	-
Reappropriate Fund Balance	-	7,532,000	4,885,391	4,885,391	62%	(2,646,609)
Total Revenues	$ 2,958,093	$ 10,567,000	$ 7,920,391	$ 7,920,391	100%	$ (2,646,609)
Expenses						
Ashton 6-21 & 6-22 Line Extension	$ -	$ 130,000	$ -	$ -	0%	$ (130,000)
Master Plan & Impact Fee Study	-	30,000	-	-	0%	(30,000)
River Crossing & Thanksgiving Point	-	550,000	-	-	0%	(550,000)
3-21 Circuit Reconductor (500W-1100W)	-	90,000	90,000	90,000	1%	-
3-11 Line Extension Upgrade	990	-	-	-	0%	-
900 N Reconductor	-	100,000	-	-	0%	(100,000)
North Point Substation	-	7,000,000	-	-	0%	(7,000,000)
North Point Getaways	-	942,000	942,000	942,000	12%	-
Cold Springs Substation	-	-	135,000	135,000	2%	135,000
Skye Substation	-	-	5,603,391	5,603,391	71%	5,603,391
New Spring Creek 1012 circuit	-	450,000	450,000	450,000	6%	-
850 E Spring Creek Ranch Rd Re-Build	-	150,000	150,000	150,000	2%	-
Circuit 711 Reconductor	-	400,000	-	-	0%	(400,000)
Circuit 322 4/0 - 477 Reconductor	-	225,000	50,000	50,000	1%	(175,000)
Circuit 612 Recondcutor	-	300,000	300,000	300,000	4%	-
Traverse Mtn Circuit 7-21 Reconductor	-	200,000	200,000	200,000	3%	-
Reserves	-	-	-	-	0%	-
Total Expenses	$ 990	$ 10,567,000	$ 7,920,391	$ 7,920,391	100%	$ (2,646,609)
Surplus(Deficit)	**$ 2,957,103**	**$ -**	**$ -**	**$ -**		

GARBAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Garbage Service Fees	$ 4,833,261	$ 4,639,276	$ 5,103,204	$ 5,457,000	100%	$ 817,724
Dump pass receipts	33,400	-	-	-	0%	-
Appropriate fund balance	-	353,476	-	-	0%	(353,476)
Interest Income	7,903	500	500	500	0%	-
Total Revenues	**$ 4,874,564**	**$ 4,993,252**	**$ 5,103,704**	**$ 5,457,500**	100%	$ 464,248
Expenses						
Garbage Contract Payment	$ 3,934,376	$ 3,871,005	$ 4,025,845	$ 4,293,063	79%	$ 422,058
Operations Exp/Tons Per Month	1,176,218	1,054,747	1,096,937	1,096,937	20%	42,190
Glass recyling	11,341	12,500	12,500	12,500	0%	-
Billing Expense	21,436	25,000	25,000	25,000	0%	-
Bad Debt Expense	6,294	10,000	10,000	10,000	0%	-
City Cleanup Expense	34,380	10,000	10,000	10,000	0%	-
Reserves	-	-	-		0%	-
Allocation to General Fund	9,996	10,000	10,000	10,000	0%	-
Total Garbage Expenses	**$ 5,194,040**	**$ 4,993,252**	**$ 5,190,282**	**$ 5,457,500**	100%	$ 464,248
Surplus(Deficit)	**$ (319,476)**	**$ -**	**$ (86,578)**	**$ 0**		

PRESSURIZED IRRIGATION SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Miscellaneous	$ 176,345	$ 35,000	$ 35,000	$ 35,000	0%	$ -
Interest Income	191,775	1,500	1,500	1,500	0%	-
Secondary water hook ups	268,087	350,000	350,000	350,000	3%	-
Contributions from developers	2,615,324	-	-	-	0%	-
Pressurized service charges	5,038,821	5,450,148	5,837,109	6,372,470	57%	922,322
Gain/Loss of Fixed Assets	-	-	-	-	0%	-
Bond Proceeds	-	3,643,000	6,143,000	4,190,000	38%	547,000
Transfer from Culinary Water	-	-	-	-	0%	-
Reappropriated fund balance	-	404,700	-	210,000	2%	(194,700)
Total Revenues	$ 8,290,352	$ 9,884,348	$ 12,366,609	$ 11,158,970	100%	$ 1,274,622
Total Expenses	$ 6,405,839	$ 9,884,348	$ 12,610,021	$ 11,158,970	100%	$ 1,274,622
Surplus/(Deficit)	**$ 1,884,513**	**$ -**	**$ (243,412)**	**$ 0**		

PRESSURIZED IRRIGATION EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	5	7	7	7		0
Salaries & Wages	$ 273,355	$ 345,473	$ 454,925	$ 454,925	4%	$ 109,452
Overtime	22,260	30,000	30,000	30,000	0%	-
Employee Benefits	167,080	206,838	280,469	280,469	3%	73,631
Uniforms	2,050	3,000	3,000	3,000	0%	-
Books, Subscriptions, Memberships	436	500	500	500	0%	-
Travel & Training	5,377	7,000	7,000	7,000	0%	-
Office Supplies	1,803	7,000	7,000	7,000	0%	-
Fleet Fund Charges	24,996	52,512	52,512	52,512	0%	-
Fuel	16,438	31,000	31,000	31,000	0%	-
Buildings & Grounds O&M	80,915	75,000	75,000	86,625	1%	11,625
Utilities	-	2,000	2,000	2,000	0%	-
Risk Mgmt Fund Charges	75,000	75,000	75,000	79,500	1%	4,500
Electricity - Lehi City Power	285,728	400,000	400,000	400,000	4%	-
Professional & Technical	39,711	40,000	40,000	40,000	0%	-
IT Fund Charges	39,996	50,742	50,742	59,242	1%	8,500
Bond Fees	2,250	3,000	3,000	3,000	0%	-
Billing Expense	15,431	15,000	15,000	15,000	0%	-
Bad Debt Expense	4,946	15,000	15,000	15,000	0%	-
Supplies & Maintenance	5,102	16,000	16,000	16,000	0%	-
PI Meters	-	3,643,000	3,643,000	1,690,000	15%	(1,953,000)
Water Share Assessments	1,245,929	1,500,000	1,650,000	1,650,000	15%	150,000
System Maintenance	276,441	400,000	400,000	400,000	4%	-
Interest Expense	-	-	-	-	0%	-
Debt Service	391,887	723,893	723,893	1,141,197	10%	417,304
Fire Hydrant/Mainline Replace	-	400,000	400,000	400,000	4%	-
SCADA Upgrades	-	20,000	20,000	20,000	0%	-
Reserves	-	157,410	-	-	0%	(157,410)

PRESSURIZED IRRIGATION EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
PI - expenses continued						
Depreciation	3,363,729	-	-	-	0%	-
Dry Creek Reservior	-	-	-	-	0%	-
Seasons Reservoir Repair	-	-	-	-	0%	-
Irrigation Well Low Hills Zone-Vibbert	-	1,200,000	1,200,000	1,200,000	11%	-
McLachlan Well	-	400,000	450,000	450,000	4%	50,000
Brooks Reservoir Expansion & Booster Station	-	-	2,500,000	2,500,000	22%	2,500,000
Subdivision Development	-	-	-	-	0%	-
Capital	-	-	-	-	0%	-
Cost of Issuance	-	-	-	-	0%	-
Allocation to General Fund	64,980	64,980	64,980	125,000	1%	60,020.00
Total PI Expenses	**$ 6,405,839**	**$ 9,884,348**	**$ 12,610,021**	**$ 11,158,970**	**100%**	**$ 1,274,622**

PRESSURIZED IRRIGATION IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	3%	$ -
PI Impact Fees	690,518	900,000	900,000	900,000	95%	-
Appropriated Fund balance	-	2,895,000	-	-	0%	(2,895,000)
Contributions From Developers	-	2,460,000	20,000	20,000	2%	(2,440,000)
Total Revenues	$ 690,518	$ 6,280,000	$ 945,000	$ 945,000	100%	$ (5,335,000)
Expenses						
Interest Expense	$ 227,812	$ -	$ -	$ -	0%	$ -
Master Plan & Impact Fee Study	17,145	-	-	-	0%	$ -
Pipe Oversizing	-	105,000	65,000	65,000	7%	(40,000)
Low Hills expansion & piping	-	10,000	10,000	10,000	1%	-
Railroad Well & Piping	-	5,000	5,000	5,000	1%	-
West Side PI Reservoir	-	50,000	-	-	0%	(50,000)
Flight Park Reservoir & Pipeline	-	2,400,000	10,000	10,000	1%	(2,390,000)
Vialetto Reservoir & Pumps	-	2,500,000	10,000	10,000	1%	(2,490,000)
Brooks Res Expansion & PS	-	10,000	10,000	10,000	1%	-
Cedar Hollow Well	-	600,000	200,000	200,000	21%	(400,000)
Skye Reservior	-	600,000	200,000	200,000	21%	(400,000)
Reserves	-	-	435,000	435,000	46%	435,000
Total Expenses	$ 244,957	$ 6,280,000	$ 945,000	$ 945,000	100%	$ (5,335,000)
Surplus(Deficit)	**$ 445,562**	**$ -**	**$ -**	**$ -**		

DRAINAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Income	$ 314,359	$ 4,000	$ 4,000	$ 4,000	0%	$ -
Contributed capital	1,354,441	-	-	-	0%	-
Drainage service charges	3,111,023	3,011,672	3,225,501	3,374,050	100%	362,378
Reappropriate Fund Balance	-	1,259,377	-	-	0%	(1,259,377)
Miscellaneous revenues	-	-	-	-	0%	-
Total Revenues	$ 4,779,823	$ 4,275,049	$ 3,229,501	$ 3,378,050	100%	(896,999)
Total Expenses	$ 3,803,511	$ 4,275,049	$ 3,293,945	$ 3,378,050	100%	$ (896,999)
Surplus(Deficit)	**$ 976,312**	**-**	**$ (64,444)**	**$ 0**		

DRAINAGE EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	12	12	12	12		0
Salaries & Wages	$ 654,537	$ 764,947	$ 794,301	$ 794,301	24%	$ 29,354
Overtime	25,696	30,000	30,000	30,000	1%	-
Employee Benefits	381,517	423,678	485,220	485,220	14%	61,542
Uniforms	4,244	7,800	7,800	7,800	0%	-
Books, Subscriptions, Memberships	436	3,500	6,500	6,500	0%	3,000
Travel & Training	5,761	25,000	25,000	25,000	1%	-
Office Supplies	279	800	800	800	0%	-
Fleet Fund Charges	138,996	144,581	144,581	144,581	4%	-
Fuel	38,364	31,000	31,000	31,000	1%	-
Buildings & Grounds	78,970	75,000	75,000	86,625	3%	11,625
Risk Mgmt Fund Charges	45,000	45,000	45,000	49,500	1%	4,500
Professional & Technical	54,600	60,000	60,000	60,000	2%	-
IT Fund Charges	39,996	45,371	45,371	53,871	2%	8,500
Bond Fees	1,650	2,750	2,750	2,750	0%	-
Billing Expense	4,828	7,895	7,895	7,895	0%	-
Bad Debt Expense	3,508	7,000	7,000	7,000	0%	-
Supplies	10,682	10,000	10,000	10,000	0%	-
System Maintenance	31,174	70,000	70,000	70,000	2%	-
Debt Service	14,216	214,216	214,216	214,216	6%	-
Detention Basin's Maintenance	-	42,000	42,000	42,000	1%	-
Reserves	-	-	-	-	0%	-
Remedial drainage	-	233,991	233,991	233,991	7%	-
Allocation to General Fund	65,520	65,520	65,520	125,000	4%	59,480.00
Capital outlay	-	1,650,000	575,000	575,000	17%	(1,075,000)
Depreciation	2,203,538	-	-	-	0%	-
Pipe rehabilitation	-	315,000	315,000	315,000	9%	-
Total Drainage Expenses	**$ 3,803,511**	**$ 4,275,049**	**$ 3,293,945**	**$ 3,378,050**	**100%**	**$ (896,999)**

DRAINAGE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ -	$ 5,000	$ 5,000	$ 5,000	1%	$ -
Drainage Impact Fees	273,090	350,000	350,000	350,000	61%	-
Contributions From Developers/Bonds	-	20,000	20,000	20,000	3%	-
UDOT Contributions	-	-	-	-	0%	-
Reappropriation fund balance	-	150,000	200,000	200,000	35%	50,000
Total Revenues	$ 273,090	$ 525,000	$ 575,000	$ 575,000	100%	$ 50,000
Expenses						
Interest Expense	$ 2,114	$ -	$ -	$ -	0%	$ -
Mainline Upsizing	-	55,000	55,000	55,000	10%	-
West Side Drains	-	10,000	10,000	10,000	2%	-
Traverse Mtn Drains	-	10,000	10,000	10,000	2%	-
Dry Creek 600 E Culvert	-	450,000	150,000	150,000	26%	(300,000)
SKYE Development Drains	-	-	350,000	350,000	61%	350,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ 2,114	$ 525,000	$ 575,000	$ 575,000	100%	$ 50,000
Surplus(Deficit)	**$ 270,976**	**$ -**	**$ -**	**$ -**		

PAYMENT IN LIEU

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Earnings	$ 33,610	$ -	$ -	$ -	0%	$ -
Re-Appropriation of Fund Balance	-	100,000	570,000	570,000	85%	470,000
Payment in Lieu of Detention	244,271	500,000	100,000	100,000	15%	(400,000)
Total Revenues	$ 277,882	$ 600,000	$ 670,000	670,000	100%	$ 70,000
Expenses						
Jordan Narrow Detention Basin	$ -	$ 200,000	$ 250,000	$ 250,000	37%	$ 50,000
Misc Detention Projects	51,170	50,000	20,000	20,000	3%	(30,000)
Lambert Detention Basin	6,590	350,000	400,000	400,000	60%	50,000
Contribution to fund balance	-	-	-	-	0%	-
Total Expenses	$ 57,760	$ 600,000	$ 670,000	$ 670,000	100%	$ 70,000
Surplus(Deficit)	**$ 220,122**	**$ -**	**$ -**	**$ -**		

FIBER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Fiber Revenue	$ 386,873	$ 1,397,279	$ 1,397,279	$ 4,151,166	73%	$ 2,753,887
Interest Earned	2,494,064	-	-	-	0%	-
Bond Proceeds	-	-	-	-	0%	-
Fund Balance Appropriation	-	50,362,032	-	1,548,575	27%	(48,813,457)
Total Revenues	$ 2,880,936	$ 51,759,311	$ 1,397,279	$ 5,699,741	100%	$ (46,059,570)
Total Expenses	**$ 2,828,804**	**$ 51,759,311**	**$ 51,827,983**	**$ 5,699,741**	**100%**	**$ (46,059,570)**
Surplus(Deficit)	**$ 52,132**	**$ -**	**$ (50,430,704)**	**$ 0**	**$ -**	**$ 0**

FIBER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTEs	5	5.5	5.5	5.5		0
Salaries & Wages	$ 414,426	$ 464,976	$ 478,169	$ 478,169	8%	$ 13,193
Overtime	341	15,513	15,513	15,513	0%	-
Benefits	159,538	234,953	221,176	221,176	4%	(13,777)
Uniforms	1,839	3,650	3,650	3,650	0%	-
Books, Subscriptions, Memberships	1,226	2,555	9,380	9,380	0%	6,825
Travel & Training	13,594	19,600	19,600	19,600	0%	-
Office Supplies	4,592	3,080	3,080	3,080	0%	-
Fleet Fund Charges	22,619	22,619	22,619	22,619	0%	-
Buildings & Grounds O&M	-	2,000	2,000	2,000	0%	-
Utilities	4,747	12,856	12,856	12,856	0%	-
Supplies & Maintenance	13,132	2,500	2,500	2,500	0%	-
Risk Management Charges	-	-	-	-	0%	-
Professional & Technical	44,103	144,465	144,465	144,465	3%	-
IT Fund Charges	9,084	6,820	6,820	6,820	0%	-
Computer Maintenance	-	1,000	1,000	1,000	0%	-
Bond Fees/Admin Fees	1,750	3,000	3,000	3,000	0%	-
Contract Services Expense	-	20,000	20,000	20,000	0%	-
Safety	-	500	500	500	0%	-
System Maintenance	-	5,000	5,000	5,000	0%	-
Miscellaneous	10,173	16,000	34,200	34,200	1%	18,200
Network Operator Expense	266,758	-	-	1,551,432	27%	1,551,432
Fiber Locating	2,174	10,000	10,000	10,000	0%	-
Reserves	-	-	-	-	0%	-

FIBER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Expenses - Continued						
New Equipment	-	-	44,230	44,230	1%	44,230
Debt Service	1,858,709	3,090,150	3,090,150	3,088,550	54%	(1,600)
Fiber System - Engineering	-	3,391,381	3,391,381		0%	(3,391,381)
Fiber System - Backbone	-	2,709,166	2,709,166		0%	(2,709,166)
Fiber System - Drops	-	7,923,821	7,923,821		0%	(7,923,821)
Fiber System - Distribution	-	33,653,706	33,653,706		0%	(33,653,706)
Cost of Issuance	-	-	-	-	0%	-
Total Fiber Expenses	**$ 2,828,804**	**$ 51,759,311**	**$ 51,827,983**	**$ 5,699,741**	**100%**	**$ (46,059,570)**

IT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Charge to General Fund	$ 1,200,000	$ 1,253,712	$ 1,253,712	$ 1,353,712	67%	$ 100,000
Charge to Legacy Fund	67,608	67,608	67,608	67,608	3%	-
Charge to Water Fund	69,996	80,742	80,742	97,242	5%	16,500
Charge to Sewer Fund	39,996	45,371	45,371	61,871	3%	16,500
Charge to Electric Fund	69,996	91,485	91,485	141,485	7%	50,000
Charge to PI Fund	39,996	50,742	50,742	59,242	3%	8,500
Charge to Drainage Fund	39,996	45,371	45,371	53,871	3%	8,500
Charge to Fleet Fund	3,156	3,155	3,155	3,155	0%	-
Charge to Risk Mgt Fund	4,596	4,600	4,600	4,600	0%	-
Charge to Bldgs & Grounds Fund	7,140	7,140	7,140	7,140	0%	-
Charge to Fiber Fund	6,820	6,820	6,820	6,820	0%	-
Transfer from Capital Projects Fund	-	-	-		0%	-
Miscellaneous Revenue	5,471	-	-	-	0%	-
Reserves	-	139,167	-	148,820	7%	9,653
Interest Income	17,662	7,500	7,500	7,500	0%	-
Total Revenues	$ 1,572,432	$ 1,803,413	$ 1,664,246	$ 2,013,066	100%	$ 209,653
IT Operations Expenses	$ 1,718,978	$ 1,711,038	$ 2,013,066	$ 2,013,066	100%	$ 302,028
Surplus(Deficit)	**$ (146,545)**	**$ 92,375**	**$ (348,820)**	**$ 0**		

IT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	5	6	6	6		0
Salaries & Wages	$ 369,164	$ 361,017	$ 466,523	$ 466,523	23%	$ 105,506
Employee Benefits	198,494	224,313	274,232	274,232	14%	49,919
Books, Subscriptions, Memberships	-	2,000	2,000	2,000	0%	-
Travel & Training	1,170	15,000	15,000	15,000	1%	-
Office Supplies	-	1,500	1,500	1,500	0%	-
Fleet Fund Charges	3,000	3,000	3,000	3,000	0%	-
Fuel	-	500	500	500	0%	-
Utilities	-	5,000	5,000	5,000	0%	-
Supplies & Maintenance	323,414	303,483	303,483	303,483	15%	-
Risk Mgmt Fund Charges	18,600	5,000	18,603	18,603	1%	13,603
Professional & Technical	68,705	75,000	75,000	75,000	4%	-
Software Maintenance	36,057	45,000	45,000	45,000	2%	-
Miscellaneous	25,527	43,049	43,049	43,049	2%	-
Software Licensing	493,694	257,176	406,176	406,176	20%	149,000
O & M - Hardware	129,785	200,000	200,000	200,000	10%	-
Hardware Replacement	-	-	54,000	54,000	3%	54,000
Software Upgrade	-	170,000	100,000	100,000	5%	(70,000)
Reserves	-	-	-	-	0%	-
Depreciation	51,367	-	-	-	0%	-
Total IT Expenses	**$ 1,718,978**	**$ 1,711,038**	**$ 2,013,066**	**$ 2,013,066**	**100%**	**$ 302,028**

FLEET FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Charge to General Fund	$ 2,318,328	$ 2,404,997	$ 2,404,997	$ 2,488,601	46%	$ 83,604
Charge to Legacy Fund	2,004	2,000	2,000	2,000	0%	-
Charge to Water Fund	255,576	266,743	266,743	439,593	8%	172,850
Charge to Sewer Fund	178,560	184,139	184,139	184,139	3%	-
Charge to Electric Fund	466,272	495,928	495,928	495,928	9%	-
Charge to Drainage Fund	138,996	144,581	144,581	144,581	3%	-
Charge to IT Fund	3,000	3,000	3,000	3,000	0%	-
Charge to Risk Mgt Fund	5,004	5,000	5,000	5,000	0%	-
Charge to PI Fund	24,996	52,412	52,412	52,512	1%	100
Charge to Bldgs & Grounds Fund	33,864	33,867	35,867	33,867	1%	-
Charge to Class C Roads	47,016	119,488	119,488	136,959	3%	17,471
Charge to Fiber Fund	-	22,619	22,619	22,619	0%	-
Transfer from Capital Projects	-	500,000	-	1,190,000	22%	690,000
Fund Balance Appropriation	-	-	-	140,902	3%	140,902
Miscellaneous	3,320	-	-	-	0%	-
Capital Lease	-	2,514,000	2,514,000	-	0%	(2,514,000)
Gain/Loss on Disposal of Fixed Assets	66,392	-	-	-	0%	-
Interest Income	42,808	20,000	20,000	20,000	0%	-
Total Revenues	$ 3,586,135	$ 6,768,774	$ 6,270,774	$ 5,359,701	100%	$ (1,409,073)
Total Expenses	$ 3,095,444	$ 6,683,774	$ 21,644,823	$ 5,359,701	100%	$ (1,324,073)
Surplus(Deficit)	**$ 490,691**	**$ 85,000**	**$ (15,374,049)**	**$ (0)**		

FLEET FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	4.5	5.5	8	5.5		0
Salaries & Wages	$ 304,242	$ 440,976	$ 557,041	$ 427,373	8%	$ (13,603)
Overtime	24,555	-	-	-	0%	-
Employee Benefits	162,815	176,389	323,082	231,960	4%	55,571
Books, Subscriptions, Memberships	5,296	8,190	8,190	8,190	0%	-
Travel & Training	9,336	13,331	13,331	13,331	0%	-
Office Supplies	363	1,260	1,260	1,260	0%	-
Operating Expenses	648,065	831,063	997,275	831,063	16%	-
Fuel	9,274	10,000	10,000	10,000	0%	-
IT Fund Charges	3,156	3,155	3,155	3,155	0%	-
Utilities	3,690	-	-	-	0%	-
Supplies & Maintenance & Tires	228,663	75,000	75,000	75,000	1%	-
Risk Mgmt Fund Charges	45,000	45,000	5,000	45,000	1%	-
Professional & Technical	435	-	-	-	0%	-
Miscellaneous	2,406	12,911	12,911	12,911	0%	-
Capital	-	32,519	158,000	158,000	3%	125,481
New Vehicle Purchases	-	205,490	2,591,256	991,602	19%	786,112
Equipment Replacement	-	1,415,000	13,616,730	1,415,000	26%	-
Capital Lease Payments	70,453	732,592	732,592	1,135,856	21%	403,264
Capital Lease Purchases	-	2,540,000	2,540,000	-	0%	(2,540,000)
Reserves	-	140,898	-	-	0%	(140,898)
Depreciation	1,577,697	-	-	-	0%	-
Total Fleet Expenses	**$ 3,095,444**	**$ 6,683,774**	**$ 21,644,823**	**$ 5,359,701**	**100%**	**$ (1,324,073)**

RISK MANAGEMENT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Charge to General Fund	$ 696,000	$ 946,000	$ 946,000	$ 996,000	55%	$ 50,000
Charge to Legacy Fund	65,004	65,000	65,000	65,000	4%	-
Charge to Water Fund	106,716	106,720	106,720	114,720	6%	8,000
Charge to Sewer Fund	80,004	80,000	80,000	88,000	5%	8,000
Charge to Electric Fund	300,000	300,000	300,000	325,000	18%	25,000
Charge to PI Fund	75,000	75,000	75,000	79,500	4%	4,500
Charge to Drainage Fund	45,000	45,000	45,000	49,500	3%	4,500
Charge to IT fund	18,600	18,603	18,603	18,603	1%	-
Charge to Fleet Fund	45,000	45,000	45,000	45,000	2%	-
Charge to Bldgs & Grounds Fund	30,000	30,000	30,000	30,000	2%	-
Appropriated Fund Balance	-	16,448	-	-	0%	(16,448)
Miscellaneous revenue	348,058	-	-	-	0%	-
Interest Income	-	4,099	4,099	4,099	0%	-
Total Revenues	$ 1,809,382	$ 1,731,870	$ 1,715,422	$ 1,815,422	100%	$ 83,552
Total Expenses	$ 1,881,962	$ 1,731,870	$ 1,736,968	$ 1,815,422	100%	$ 83,552
Surplus (Deficit)	**$ (72,580)**	**$ -**	**$ (21,546)**	**$ (0)**		

RISK MANAGEMENT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	1	1	1	1		
Salaries & Wages	$ 106,976	$ 107,835	$ 112,155	$ 112,155	6%	$ 4,320
Employee Benefits	52,525	56,485	57,263	57,263	3%	778
Books, Subscriptions, Memberships	1,580	2,950	2,950	2,950	0%	-
Travel & Training	3,579	5,000	5,000	5,000	0%	-
Office Supplies	-	500	500	500	0%	-
Fleet Fund Charges	5,004	5,000	5,000	5,000	0%	-
Fuel	865	3,500	3,500	3,500	0%	-
Damage Repairs	121,333	45,000	45,000	45,000	2%	-
Utilities	-	500	500	500	0%	-
Safety	474	20,000	20,000	20,000	1%	-
IT Fund Charges	4,596	4,600	4,600	4,600	0%	-
Electricity - Lehi City Power	-	500	500	500	0%	-
Professional & Technical	27,899	15,500	15,500	15,500	1%	-
Litigation Claims Mgmt	307,010	40,000	40,000	40,000	2%	-
Insurance Expense	1,231,695	1,407,500	1,407,500	1,477,875	81%	70,375
Miscellaneous	18,426	17,000	17,000	17,000	1%	-
Reserves	-	-	-	8,079	0%	8,079
Total Risk Mgmt Expenses	**$ 1,881,962**	**$ 1,731,870**	**$ 1,736,968**	**$ 1,815,422**	**100%**	**$ 83,552**

BUILDING/GROUNDS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Charge to General Fund	$ 1,372,116	$ 1,372,122	$ 1,372,122	$ 1,878,122	61%	$ 506,000
Charge to Legacy Fund	150,000	150,000	150,000	150,000	5%	-
Charge to Water Fund	150,000	150,000	150,000	173,250	6%	23,250
Charge to Sewer Fund	90,000	90,000	90,000	113,250	4%	23,250
Charge to Electric Fund	225,000	225,000	225,000	318,000	10%	93,000
Charge to PI Fund	75,000	75,000	75,000	86,625	3%	11,625
Charge to Drainage Fund	75,000	75,000	75,000	86,625	3%	11,625
Charge to Fiber Fund	-	2,000	2,000	2,000	0%	-
Transfer from Capital Projects	-	-	-	-	0%	-
Interest Income	16,031	-	-	-	0%	-
Grants	-	-	-	-	0%	-
Reserves	-	407,004	-	260,915	9%	(146,089)
Total Revenues	$ 2,153,147	$ 2,546,126	$ 2,139,122	$ 3,068,787	100%	$ 522,661
Total Expenses	$ 2,116,978	$ 2,546,126	$ 3,168,984	$ 3,068,787	100%	$ 522,661
Surplus (Deficit)	**$ 36,169**	**$ -**	**$ (1,029,862)**	**$ 0**		

BUILDING/GROUNDS FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Personnel FTE's	19.5	20	22.5	22.5		2
Salaries & Wages	$ 1,053,743	$ 1,293,410	$ 1,506,645	$ 1,459,949	48%	$ 166,539
Overtime	36,319	20,000	20,000	20,000	1%	-
Employee Benefits	439,469	543,696	617,979	576,978	19%	33,282
Uniforms	6,392	6,400	6,600	6,600	0%	200
Books, Subscriptions, Memberships	-	500	500	500	0%	-
Travel & Training	2,782	4,500	4,500	4,500	0%	-
Office Supplies	2,672	3,000	3,000	3,000	0%	-
Fleet Fund Charges	33,864	33,867	33,867	33,867	1%	-
Repairs	95,570	270,000	355,000	355,000	12%	85,000
Utilities	88	4,000	4,000	4,000	0%	-
Supplies	323,046	140,000	224,000	224,000	7%	84,000
IT Fund Charges	8,717	7,140	7,140	7,140	0%	-
Risk Mgmt Fund Charges	30,000	30,000	2,500	30,000	1%	-
Equipment Maintenance	10,967	107,900	107,900	107,900	4%	-
Bldg Beautification Expenses	1,577	21,500	21,500	21,500	1%	-
Miscellaneous	7,156	21,853	61,853	21,853	1%	-
Capital Outlay	-	38,360	192,000	192,000	6%	153,640
Depreciation	-	-	-	-	0%	-
Reserves	64,616	-	-	-	0%	-
Total Buildings/Grounds Expenses	**$ 2,116,978**	**$ 2,546,126**	**$ 3,168,984**	**$ 3,068,787**	**100%**	**$ 522,661**

2026 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	REVENUE
	GOVERNMENTAL FUNDS						
10	HUMAN RESOURCES	1	HRIS/TIMESHEETS UPGRADE - ONE TIME	50,000	50,000		
10	HUMAN RESOURCES	1	HRIS/TIMESHEETS UPGRADE - ONGOING	150,000	150,000		
10	HUMAN RESOURCES	2	EMPLOYER BRANDING & CONTENT	3,600		3,600	
10	HUMAN RESOURCES	3	HEALTH INSRUANCE RESERVE FUND	600,000		600,000	
10	JUSTICE COURT	1	COURT ADMINISTRATOR (INTERNAL PROMOTION)	40,100	40,100		
10	CITY RECORDER		2025 ELECTION EXPENSE	192,000		192,000	
10	ADMINISTRATION	1	COMMUNICATIONS SPECIALIST (PT TO FT)	91,800		91,800	
10	ADMINISTRATION	2	CITY WEBSITE UPDATE - ONE TIME	38,880		38,880	
10	ADMINISTRATION	2	CITY WEBSITE UPDATE - ONGOING	6,330		6,330	
10	ADMIN/YOUTH COUNCIL		YOUTH COUNCIL LINE ITEM INCREASE	10,000		10,000	
10	ADMIN/FINANCE	1	INTERNAL AUDITOR	140,291		140,291	
10	ADMIN/SPECIAL EVENTS		COMMUNITY EVENTS BUDGET INCREASE - WINTER EVENTS	15,000		15,000	
10	ADMIN/SPECIAL EVENTS		COMMUNITY EVENTS BUDGET INCREASE - EQUIP & MAINTENANCE	15,000		15,000	
10	COUNCIL/ARCHIVES		HISTORICAL SOCIETY CONTRIBUTION INCREASE	30,000	30,000		
10	LEGAL SERVICES		LINE ITEM INCREASES	7,800		7,800	
10	EMERGENCY MANAGEMENT	1	EMERGENCY MANAGEMENT TRUCK	22,677	22,677		
10	INFORMATION CENTER	1	SOFTWARE SOLUTION FOR BUSINESS LICENSING	23,500		23,500	20,000
10	POLICE	1	SVU (SPECIAL VICTIMS UNIT) DETECTIVE - ONGOING	156,649		156,649	
10	POLICE	1	SVU (SPECIAL VICTIMS UNIT) DETECTIVE - ONE TIME	9,575		9,575	
10	POLICE	2	NEW PATROL OFFICER - ONGOING	164,772		164,772	
10	POLICE	2	NEW PATROL OFFICER - ONE TIME	9,575		9,575	
10	POLICE	3	NEW PATROL OFFICER - ONGOING	164,772	164,772		
10	POLICE	3	NEW PATROL OFFICER - ONE TIME	9,575	9,575		
10	POLICE	4	NEW PATROL OFFICER - ONGOING	164,772	164,772		
10	POLICE	4	NEW PATROL OFFICER - ONE TIME	9,575	9,575		
10	POLICE	5	NEW PATROL OFFICER - ONGOING	164,772	164,772		
10	POLICE	5	NEW PATROL OFFICER - ONE TIME	9,575	9,575		
10	POLICE	6	NEW PATROL OFFICER - ONGOING	164,772	164,772		
10	POLICE	6	NEW PATROL OFFICER - ONE TIME	9,575	9,575		
10	POLICE	7	NEW PATROL OFFICER - ONGOING	164,772	164,772		
10	POLICE	7	NEW PATROL OFFICER - ONE TIME	9,575	9,575		
10	POLICE	8	SET (SPECIAL ENFORCEMENT TEAM) DETECTIVE - ONGOING	156,649	156,649		
10	POLICE	8	SET (SPECIAL ENFORCEMENT TEAM) DETECTIVE - ONE TIME	9,575	9,575		
10	POLICE	9	SRO (UTAH MILITARY ACADEMY) - ONGOING	157,328		157,328	
10	POLICE	9	SRO (UTAH MILITARY ACADEMY) - ONE TIME	9,575		9,575	
10	FIRE	1	ASSISTANT FIRE CHIEF - ONGOING	195,602	195,602		
10	FIRE	1	ASSISTANT FIRE CHIEF - ONE TIME	8,300	8,300		
10	FIRE	2	BATTALION CHIEF VEHICLES	42,046	42,046		
10	FIRE	3	FIRE INSPECTOR - ONGOING	110,035	110,035		
10	FIRE	3	FIRE INSPECTOR - ONE TIME	8,300	8,300		
10	FIRE	4	FIRST AID SUPPLIES LINE ITEM INCREASE	12,500		12,500	
10	PLANNING	1	PLANNER (TRANSPORTATION & CODE ENFORCEMENT)	118,974	118,974		
10	STREETS	1	EMPLOYEE WAGES	100,000		100,000	
10	STREETS	3	SUPERVISOR POSITION	4,000		4,000	
10	STREETS	4	NEW FULL TIME EMPLOYEE	93,450		93,450	
10	STREETS	6	LOADER	63,308		63,308	
10	STREETS	7	SIDE CAST DRIVABLE BROOM - ONE TIME	76,000		76,000	
10	STREETS	7	SIDE CAST DRIVABLE BROOM - ONGOING	22,298		22,298	

2026 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	REVENUE
10	STREETS	8	LINE ITEM INCREASES	9,156		9,156	
10	ENGINEERING		ENGINEERING INTERN	34,000		34,000	
10	PARKS	1	FAMILY PARK GARDNER FULL TIME (NIGHT & WEEKEND)	92,478		92,478	
10	PARKS	1	FAMILY PARK PART TIME STAFF (NIGHT & WEEKEND)	24,860		24,860	
10	PARKS	2	BUCKET TRUCK	31,493		31,493	
10	PARKS	3	TITLE & WAGE ADJUSTMENTS	61,534		61,534	
10	PARKS	4	GENERAL FULL TIME PARKS STAFF	104,959		104,959	
10	PARKS	4	GENERAL FULL TIME PARKS STAFF	104,959		104,959	
10	PARKS	4	GENERAL FULL TIME PARKS STAFF	104,959	104,959		
10	PARKS	5	IRRIGATION FILTER ENCLOSURES	50,000		50,000	
10	PARKS/ICE RINK	6	ICE RINK - ONE TIME	779,959		779,959	
10	PARKS/ICE RINK	6	ICE RINK - ONGOING	222,659		150,000	
10	PARKS	7	PLAYGROUND REPLACEMENTS	295,000		295,000	
10	PARKS	8	PROFESSIONAL & TECHNICAL LINE ITEM INCREASE	80,000		80,000	
10	PARKS	9	PARKS MAINTENANCE LINE ITEM INCREASE	76,679		76,679	
10	PARKS	10	PAVED & MOUNTAIN TRAILS MAINTENANCE INCREASE	35,000	35,000		
10	PARKS	10	PARKS TREE TRIMMING LINE ITEM INCREASE	20,000	20,000		
10	PARKS	10	CONCRETE MAINTENANCE LINE ITEM INCREASE	5,000	5,000		
10	PARKS	10	JORDAN WILLOWS WET LANDS & TRAILS MAINTENANCE	10,000	10,000		
10	PARKS	10	LIGHT POST UPGRADES (CHRISTMAS LIGHTS)	57,000	57,000		
10	PARKS	10	BILLY GOAT DEBRIS LOADER	11,000	11,000		
10	PARKS	10	RATE CONTROLLED TURF SPRAYER	6,500	6,500		
10	PARKS	10	3-POINT SPRAYER SKID FOR MINI TRACTOR	4,000	4,000		
10	PARKS	10	SHADES/NETS & TOY AT SPORTS PARK	65,000	65,000		
10	PARKS/FACILITIES	1	PARKS BUILDING LAND IMPROVEMENTS	200,000		200,000	
10	SENIOR CENTER	2	PROGRAM LINE ITEM INCREASE	15,849	15,849		
10	SENIOR CENTER		ADD OVERTIME BUDGET (TRIPS & EVENTS)	2,500	2,500		
10	LIBRARY	1	PART TIME CLERKS (8)	107,840	53,920	53,920	
10	LIBRARY	2	STORY HOUR LINE ITEM INCREASE	17,750	17,750		
10	LIBRARY	3	BOOK BUDGET INCREASE	20,000		20,000	
10	LIBRARY		LINE ITEM INCREASES	7,400		7,400	
10	LITERACY CENTER		SATELLITE			50,000	
10	CEMETERY	1	SECTION 15 IMPROVEMENTS	185,000		185,000	
10	CEMETERY	2	CEMETERY MASTER PLAN	35,000		35,000	
10	CEMETERY	3	OFFICE SUPPLIES LINE ITEM INCREASE	1,000		1,000	
10	MUSEUM		CONTRIBUTION INCREASE	15,000	15,000		
11	CLASS C ROADS/STREETS	2	SIDEWALK - ADA RAMPS INCREASE	250,000	250,000		
21	RECREATION/LEGACY CENTER	1	PROFESSIONAL & TECHNICAL LINE ITEM INCREASE	22,000		22,000	
21	RECREATION/LEGACY CENTER	2	SWIMMING PROGRAM LINE ITEM INCREASE	6,514	3,514	3,000	
21	RECREATION/LEGACY CENTER	1	DAYCARE PLAYGROUND REPLACEMENT	133,000		133,000	
21	RECREATION/LEGACY CENTER	2	POOL DOOR REPLACEMENT	21,000		21,000	
21	RECREATION/LEGACY CENTER	3	MEN'S LOCKER REPLACEMENT	105,000		105,000	
21	RECREATION/LEGACY CENTER	4	SHARP COLOR COPIER	15,000		15,000	
21	RECREATION/LEGACY CENTER	5	FOLDING CHAIRS & RACK REPLACEMENT	36,000		36,000	
21	RECREATION/LEGACY CENTER	6	WRESTLING MAT REPLACEMENT	24,000		24,000	
21	RECREATION/LEGACY CENTER	7	INDOOR CYCLING BIKES REPLACEMENT	32,000		32,000	
21	RECREATION/LEGACY CENTER	8	FULL TIME RECREATION COORDINATOR	95,666	95,666		
21	RECREATION/LEGACY CENTER		CENTER COURT EXPENSES LINE ITEM INCREASE	5,430		5,430	
21	RECREATION/LEGACY CENTER		PROGRAM EXPENDITURES LINE ITEM INCREASE	4,680		4,680	
21	RECREATION/LEGACY CENTER		LC POOL OPERATIONS & MAINTENANCE LINE ITEM INCREASE	4,467		4,467	

2026 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	REVENUE
21	RECREATION/OUTDOOR POOL		OPERATION & MAINTENANCE LINE ITEM INCREASE	4,551		4,551	
32	CAPTIAL PROJECTS/STREETS	5	NUISANCE TREES	225,000		225,000	
34	GRANT/ROAD PROJECTS		PONY EXPRESS PARKWAY	2,000,000		2,000,000	
34	GRANT/ROAD PROJECTS		2300 WEST WIDENING (MAIN STREET TO PIONEER CROSSING)	1,000,000		1,000,000	
47	PARK IMPACT FEES		FAMILY PARK - EAST TRAIL LOOP	300,000		300,000	
47	PARK IMPACT FEES		VEGETATION CLEARING AT MELLOR RHODES	250,000		250,000	
47	PARK IMPACT FEES/GRANT		BICYCLE SKILLS PARK AT SHADOW RIDGE PARK	300,000		300,000	
47	PARK IMPACT FEES		HOLBROOK PARK 2	1,265,640		1,265,640	
49	ROAD IMPACT FEES		3600 W WIDENING NORTH OF 1500 N	250,000		250,000	
63	IT		CISCO UCSX BLADES	54,000		54,000	
63	IT		SOFTWARE LICENSING INCREASES	149,000		149,000	
64	FLEET		EMPLOYEE PROMOTION	6,845		6,845	
64	FLEET	1	ADDITIONAL FULL TIME MECHANIC	110,395	110,395		
64	FLEET	1	ADDITIONAL FULL TIME MECHANIC	110,395	110,395		
64	FLEET	2	PARKING LOT ASPHALT & DRAINAGE	70,000		70,000	
64	FLEET	3	FUEL TANK AT PARKS DEPT BUILDING	88,000		88,000	
64	FLEET		ADDITIONAL PART TIME OFFICE ASSITANT	26,995	26,995		
64	FLEET		OPERATING EXPENSE LINE ITEM INCREASE	166,212	166,212		
64	FLEET		DEPARTMENT REQUESTED NEW VEHICLES	2,591,256		991,602	
64	FLEET		REPLACEMENT VEHICLES	13,616,730	12,201,730	1,415,000	
69	BUILDINGS/GROUNDS	1	FULL TIME STAFF - CIVIC CAMPUS MAINTENANCE	87,897		43,949	
69	BUILDINGS/GROUNDS	1	FULL TIME STAFF - CIVIC CAMPUS MAINTENANCE	87,897		43,949	
69	BUILDINGS/GROUNDS	2	JANITORIAL & MAINTENANCE SUPPLIES - CIVIC CAMPUS - ONE TIME	80,000		80,000	
69	BUILDINGS/GROUNDS	2	JANITORIAL & MAINTENANCE SUPPLIES - CIVIC CAMPUS - ONGOING	15,000		15,000	
69	BUILDINGS/GROUNDS	3	FIRE STATION 81 ROOF REPAIR	72,000		72,000	
69	BUILDINGS/GROUNDS	4	FIRE STATION 83 ROOF REPAIR	20,000		20,000	
69	BUILDINGS/GROUNDS	5	MAINTENANCE LINE ITEM INCREASE	85,000		85,000	
69	BUILDINGS/GROUNDS	6	RENOVATION OF EXISTING CITY HALL	635,000	535,000	100,000	
69	BUILDINGS/GROUNDS	7	FACILITIES MASTER PLAN UPDATE	40,000		40,000	
				31,193,328	**15,737,378**	**13,745,740**	**20,000**
	ENTERPRISE FUNDS						
51	WATER	1	PUBLIC WORKS CAMPUS IMPROVEMENTS	11,000,000		11,000,000	
51	WATER	2	SR 92 & MORNING VISTA BOOSTER STATIONS	3,500,000		3,500,000	
51	WATER	3	MAINTENANCE CREW LEAD	15,000		15,000	
51	WATER	4	HYDRO EXCAVATION TRUCK	172,850		172,850	
51	WATER	5	FULL TIME MAINTENANCE CREW WORKER	102,000	102,000		
51	WATER	5	FULL TIME MAINTENANCE CREW WORKER	102,000	102,000		
51	WATER	5	FULL TIME MAINTENANCE CREW WORKER	102,000	102,000		
51	WATER	5	FULL TIME MAINTENANCE CREW WORKER	102,000	102,000		
51	WATER	6	WATER SHARE RENTAL LINE ITEM INCREASE	476,880		476,880	
51	WATER	7	SENSUS ANNUAL MAINTENANCE LINE ITEM INCREASE	3,000		3,000	
71	WATER IMPACT FEES		TI BOOSTER STATION & PIPE OVERSIZE	900,000		900,000	
52	SEWER	1	JORDAN WILLOWS LIFT STATION REHABILITATION	575,000		575,000	

2026 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	REVENUE
52	SEWER	2	COLD SPRINGS LIFT STATION WET WELL EQUIP	125,000		125,000	
52	SEWER	3	MANHOLE/MAINLINE REHAB LINE ITEM INCREASE	90,000		90,000	
52	SEWER	4	OVERTIME LINE ITEM INCREASE	10,000		10,000	
52	SEWER	5	SOFTWARE SUBSCRIPTION INCREASE	13,600		13,600	
72	SEWER IMPACT FEES		JORDAN WILLOW PUMP STATION ADDITION	20,000		20,000	
72	SEWER IMPACT FEES		JORDAN WILLOW PUMP LINE - MAIN STREET TO 700 S	1,380,000		1,380,000	
53	POWER	2	RATE STUDY	20,000		20,000	
53	POWER	3	GENERATOR MAINTENANCE LINE ITEM INCREASE	134,000		134,000	
53	POWER	4	GENERATOR PARTS	150,000		150,000	
53	POWER	5	NATURAL GAS ICE SUBSCRIPTION	8,800		8,000	
53	POWER	6	ADDITIONAL PROJECT COSTS - CEDAR HOLLOW RD REBUILD	65,000		65,000	
53	POWER	7	RECONDUCTOR 512	450,000		450,000	
53	POWER	8	TRINNAMAN LANE PROJECT	70,000		70,000	
53	POWER	9	TRASFORMERS (2) CARTER SUBSTATION - DOWN PAYMENT	360,000		360,000	
53	POWER	10	COOPER SUBDIVISION	350,000		350,000	
53	POWER	11	BUILDING SECURITY UPGRADES	52,000		52,000	
53	POWER	12	HANDS FREE HEADSET RADIOS	12,000		12,000	
53	POWER	13	BATHROOM REMODEL	70,000		70,000	
53	POWER	14	POWER 100 YEAR CELEBRATION	30,000		30,000	
53	POWER	15	WAREHOUSE SHELVING	12,000		12,000	
53	POWER	16	HI POTENTIAL TESTER	13,000		13,000	
73	POWER IMPACT FEES	1	SKYE SUBSTATION	5,603,391		5,603,391	
73	POWER IMPACT FEES	17	COLD SPRINGS SUBSTATION FENCING	135,000		135,000	
55	PRESSURIZED IRRIGATION		WATER SHARE ASSESSMENT LINE ITEM INCREASE	150,000		150,000	
55	PRESSURIZED IRRIGATION		BROOKS RESERVOIR EXPANSION & BOOSTER STATION	2,500,000		2,500,000	
51	PRESSURIZED IRRIGATION/CAPTIAL		MCLACHLAN WELL (LINE ITEM INCREASE)	50,000		50,000	
57	DRAINAGE	1	SECOND DRYING BED	75,000		75,000	
57	DRAINAGE	2	SOFTWARE SUBSCRIPTION INCREASE	3,000		3,000	
77	DRAINAGE IMPACT FEES		SKYE DEVELOPMENT DRAINS	350,000		350,000	
78	DRAINAGE/DETENTION		JORDAN NARROWS BASIN 2 LANDSCAPING	50,000		50,000	
78	DRAINAGE/DETENTION		LAMBERT DETENTION BASIN	50,000		50,000	
59	FIBER	1	3-GIS SOFTWARE - ONE TIME	13,200		13,200	
59	FIBER	1	3-GIS SOFTWARE - ONGOING	6,825		6,825	
59	FIBER	2	CONDUIT PROOFING EQUIPMENT	38,730		38,730	
59	FIBER	3	A-FRAME REEL STAND	5,500		5,500	5,500
59	FIBER	4	FIBER PROJECT COMPLETION EVENT	5,000		5,000	5,000
				29,521,776	**30,068,763**	**54,327,704**	

LEHI CITY CORPORATION

MAYOR'S RDA TENTATIVE BUDGET FY 2026



RDA MILL POND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Property taxes	$ -	$ -	$ -	$ -	0%	-
Miscellaneous Revenue	-	-	-	-	0%	-
Reappropriation of Fund Balance	-	2,311,500	2,302,500	2,302,500	100%	(9,000)
Interest Income	122,562	7,500	7,500	7,500	0%	-
Total Revenues	$ 122,562	$ 2,319,000	$ 2,310,000	$ 2,310,000	100%	(9,000)
Expenses						
Millpond RDA engineering	$ -	$ -	$ -	$ -	0%	-
Millpond RDA streets	-	-	-	-	0%	-
Millpond RDA water	-	400,000	400,000	400,000	17%	-
Road/Pedestrian w/bridge to Meadows	-	800,000	800,000	800,000	35%	-
Millpond RDA Properties	37,890	1,119,000	1,110,000	1,110,000	48%	(9,000)
Reserves	-	-	-	-	0%	-
Total Expenses	$ 37,890	$ 2,319,000	$ 2,310,000	$ 2,310,000	100%	(9,000)
Surplus(Deficit)	**$ 84,672**	**$ -**	**$ -**	**$ -**		

TI RDA

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Property Taxes	$ 4,867,517	$ 9,000,000	$ 9,000,000	$ 9,000,000	100%	$ -
Total Revenues	$ 4,867,517	$ 9,000,000	$ 9,000,000	$ 9,000,000	100%	$ -
Expenses						
Texas Instruments	$ 3,407,262	$ 6,300,000	$ 6,300,000	$ 6,300,000	70%	$ -
Lehi City	639,277	1,193,400	1,193,400	1,193,400	13%	-
Alpine School District	645,433	1,193,400	1,193,400	1,193,400	13%	-
Utah County	112,440	207,900	207,900	207,900	2%	-
TSSD	56,950	105,300	105,300	105,300	1%	-
Total Expenses	$ 4,861,361	$ 9,000,000	$ 9,000,000	$ 9,000,000	100%	$ -
Surplus(Deficit)	**$ 6,156**	**$ -**	**$ -**	**$ -**		

CDA XACTWARE

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Property taxes	$ 371,698	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Note proceeds	-	-	-	-	0%	-
Total Revenues	$ 371,698	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Expenses						
EDA costs	$ -	$ -	$ -	$ -	0%	$ -
Taxing entities	360,547	363,750	363,750	363,750	97%	-
Administration	11,151	11,250	11,250	11,250	3%	-
Redevelopment expenditures	-	-	-	-	0%	-
Total Expenses	$ 371,698	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

EDA THANKSGIVING PARK

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Property taxes	$ 254,908	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Interest Income	-	-	-	-	0%	-
Total Revenues	$ 254,908	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Expenses						
EDA Administration Charges	$ 12,745	$ 15,000	$ 15,000	$ 15,000	5%	$ -
Thanksgiving Park	239,494	285,000	285,000	285,000	95%	-
Total Expenses	$ 252,239	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Surplus(Deficit)	**$ 2,669.00**	**$ -**	**$ -**	**$ -**		

EDA ADOBE

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Property taxes	$ 1,275,287	$ 1,300,000	$ 1,300,000	$ 1,300,000	100%	$ -
Total Revenues	$ 1,275,287	$ 1,300,000	$ 1,300,000	$ 1,300,000	100%	$ -
Expenses						
EDA costs	$ -	$ -	$ -	$ -	0%	$ -
Taxing entities	1,190,225	1,235,000	1,235,000	1,235,000	95%	-
Administration	85,062	65,000	65,000	65,000	5%	-
Redevelopment expenditures	-	-	-	-	0%	-
Total Expenses	$ 1,275,287	$ 1,300,000	$ 1,300,000	$ 1,300,000	100%	$ -
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

CDA OUTLETS AT TRAVERSE MOUNTAIN

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Sales Tax	$ -	$ -	$ -	$ -	0%	$ -
Property Taxes	202,850	375,000	375,000	375,000	100%	-
Total Revenues	$ 202,850	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Expenses						
Sales tax reimbursement	$ -	$ -	$ -	$ -	0%	$ -
Property tax reimbursement	-	375,000	375,000	375,000	100%	-
Total Expenses	$ -	$ 375,000	$ 375,000	$ 375,000	100%	$ -
Surplus(Deficit)	**$ 202,850**	**$ -**	**$ -**	**$ -**		

CDA MEADOW POINTE

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Property Taxes	$ 31,758	$ -	$ -	$ -	0%	$ -
Sales Taxes	61,887	100,000	100,000	100,000	100%	-
Total Revenues	$ 93,645	$ 100,000	$ 100,000	$ 100,000	100%	$ -
Expenses						
Sales tax reimbursement	$ -	$ -	$ -	$ -	0%	$ -
Reserves	-	100,000	100,000	100,000	100%	-
Property tax reimbursement	61,887	-	-	-	0%	-
Total Expenses	$ 61,887	$ 100,000	$ 100,000	$ 100,000	100%	$ -
Surplus(Deficit)	**$ 31,758**	**$ -**	**$ -**	**$ -**		

LEHI CITY CORPORATION

MAYOR'S LOCAL BUILDING AUTHORITY
TENTATIVE BUDGET FY 2026



LOCAL BUILDING AUTHORITY

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ESTIMATED BUDGET FY 2025	DEPT REQ BUDGET FY 2026	FINAL BUDGET FY 2026	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2025-FY2026
Revenues						
Interest Income	$ 1,039,298	$ -	$ -	$ -	0%	$ -
Bond Proceeds	227,948	-	-	-	0%	-
Tranfser from Capital Projects	12,000,000	-	-	-	0%	-
Transfer from General Fund	1,220,675	1,534,675	1,534,675	1,739,675	15%	205,000
Transfer from Fire Impact Fees	400,000	201,000	201,000	100,000	1%	(101,000)
Re-appropriate fund balance	-	31,500,000	31,500,000	10,000,000	84%	(21,500,000)
Total Revenues	$ 14,887,921	$ 33,235,675	$ 33,235,675	$ 11,839,675	100%	$ (21,396,000)
Expenditures						
Cost of Issuance	$ -	$ -	$ -	$ -	0%	$ -
Bond Fees	2,000	-	-	-	0%	-
Bank Charges & Fees	-	-	-	-	0%	-
Debt Service - Interest	1,521,334	1,515,675	1,515,675	1,504,675	13%	(11,000)
Debt Service - Principal	109,041	220,000	220,000	335,000	3%	115,000
Fire Station - Engineering	99,077	-	-	-	0%	-
Fire Station - Sitework	898,075	-	-	-	0%	-
Fire Station - FF & E	692,950	-	-	-	0%	-
Fire Station - Building Construction	-	-	9,400,000	-	0%	-
City Hall - Engineering	989,317	-	-	-	0%	-
City Hall - Sitework	328,976	-	-	-	0%	-
City Hall - FF & E	-	-	-	-	0%	-
City Hall - Building Construction	1,180,496	22,100,000	22,100,000	10,000,000	84%	(12,100,000)
Total Expenditures	$ 5,821,267	$ 23,835,675	$ 33,235,675	$ 11,839,675	100%	$ (11,996,000)
Surplus(Deficit)	**$ 9,066,654**	**$ 9,400,000**	**$ -**	**$ -**		

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
BUILDING INSPECTIONS			
Building Permits (valuation based on 90% of the ICC Building Valuation Data - AUGUST 2024):			
Total Valuation of $1.00 - $500	$23.50	$23.50	$23.50
+ / $100 increase ($501 - $2,000)	$3.05	$3.05	$3.05
The first $2,000 of the Total Valuation	$69.25	$69.25	$69.25
+ / $1,000 increase ($2,001 - $25,000)	$14	$14	$14
The first $25,000 of the Total Valuation	$391.75	$391.75	$391.75
+ / $1,000 increase ($25,001 - $50,000)	$10.10	$10.10	$10.10
The first $50,000 of the Total Valuation	$643.75	$643.75	$643.75
+ / $1,000 increase ($50,001 - $100,000)	$7	$7	$7
The first $100,000 of the Total Valuation	$993.75	$993.75	$993.75
+ / $1,000 increase ($100,001 - $500,000)	$5.60	$5.60	$5.60
The first $500,000 of the Total Valuation	$3,233.75	$3,233.75	$3,233.75
+ / $1,000 increase ($500,001 - $1,000,000)	$4.75	$4.75	$4.75
The first $1,000,000 of the Total Valuation	$5,608.75	$5,608.75	$5,608.75
+ / $1,000 increase (above $1,000,001)	$3.65	$3.65	$3.65
Plan Review			
Residential (as % of permit fee)	40%	40%	40%
Non-Residential (as % of permit fee)	65%	65%	65%
+ State charge (as % of permit fee)	1%	1%	1%
Third-Party Plan Review (major commercial/industrial)	-	Third Party Charges plus 10%	Third Party Charges plus 10%
Building Valuation Calculator:			
Single-Family Residential (/ sq. ft.)			
Main Floor	$149.47	$149.47	$149.47
Second Floor	$149.47	$149.47	$149.47
Unfinished Basement	$37.37	$37.37	$37.37
Semi-Finished Basement	$37.37	$37.37	$37.37
Finished Basement	$74.74	$74.74	$74.74
Garage - Wood Frame	$59.83	$59.83	$59.83
Open Carports	$47.86	$47.86	$47.86
Building Plans Copies - Flash Drive	$50	$50	$50
Retaining Wall Permits:			
Permit Fee	-	$250	$250
Performance Bond (refundable)	-	$2,000	$2,000
Sidewalk Bond (refundable)	$2,000	$2,000	$2,000
Reinspection Fee	$100	$100	$100
Temporary Power Setup	$80	$80	$80
CEMETERY			
Spaces			
Resident lower section	$1,000	$1,000	$1,000
Non-Resident lower section	$1,300	$1,300	$1,300
Resident upper section	-	$1,300	$1,300
Non-Resident upper section	-	$1,600	$1,600
Infant (Resident or Non-Resident)	$250	$250	$250
Cremains (1/2 space)	$500	$500	$500
Title/Certificate Transfer	$75	$75	$75
Headstone Setting			
Resident	$50	$50	$50
Non-Resident	$50	$50	$50
Disinterment			
With a standard vault	$1,200	$1,200	**$1,500**
Infant	$800	$800	$800
Cremains	$600	$600	$600
Interment			
+ on Saturdays and Holidays	$350	$350	$350
Adult			
Resident	$500	$500	$500
Non-Resident	$850	$850	$850
Child/Infant			
Resident	$300	$300	**$400**
Non-Resident	$400	$400	$400

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
Cremation			
Resident	$300	$300	$300
Non-Resident	$400	$400	$400
Niche Cremation Wall/Boulder Niche			
Resident	-	$1,200	$1,200
Non-Resident	-	$1,500	$1,500
First Opening	-	$100	$100
Second Opening	-	$300	$300
Niche pricing includes the engraving of the deceased on the wall and can hold 2 urns			

PARKS

	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Pavilion Reservation:						
Allred Park / full day	$80	$55	$80	$55	$80	$55
Allred Park / half day	$55	$40	$55	$40	$55	$40
Bandwagon Park East / full day	$55	$40	$55	$40	$55	$40
Bandwagon Park East / half day	$40	$25	$40	$25	$40	$25
Bandwagon Park West / full day	$55	$40	$55	$40	$55	$40
Bandwagon Park West / half day	$40	$25	$40	$25	$40	$25
Dry Creek Park / full day	$80	$55	$80	$55	$80	$55
Dry Creek Park / half day	$55	$40	$55	$40	$55	$40
Dry Creek Park East Pavilion / full day	$80	$55	$80	$55	$80	$55
Dry Creek Park East Pavilion / half day	$55	$40	$55	$40	$55	$40
Eagle Summit Park / full day	$80	$55	$80	$55	$80	$55
Eagle Summit Park / half day	$55	$40	$55	$40	$55	$40
Exchange Park / full day	$55	$40	$55	$40	$55	$40
Exchange Park / half day	$40	$25	$40	$25	$40	$25
Holbrook Farms Pavilion / full day		-		-	**$80**	**$55**
Holbrook Farms Pavilion / half day		-		-	**$55**	**$40**
Holbrook Farms Pavilion/Food Truck Plaza / full day		-		-	**$225**	**$175**
Holbrook Farms Pavilion/Food Truck Plaza / half day		-		-	**$175**	**$125**
Osier Park / full day	$80	$55	$80	$55	$80	$55
Osier Park / half day	$55	$40	$55	$40	$55	$40
Olympic Park / full day	$80	$55	$80	$55	$80	$55
Olympic Park / half day	$55	$40	$55	$40	$55	$40
Osier Park / full day	$80	$55	$80	$55	$80	$55
Osier Park / half day	$55	$40	$55	$40	$55	$40
Outdoor Pool Park / full day	$80	$55	$80	$55	$80	$55
Outdoor Pool Park / half day	$55	$40	$55	$40	$55	$40
Skate Park Building / full day		-		-	**$175**	**$125**
Skate Park Building / half day		-		-	**$125**	**$75**
Sports Complex South / full day	$55	$40	$55	$40	$55	$40
Sports Complex South / half day	$40	$25	$40	$25	$40	$25
Sports Complex Horseshoe / full day	$55	$40	$55	$40	$55	$40
Sports Complex Horseshoe / half day	$40	$25	$40	$25	$40	$25
Sports Complex North Fields/ full day	$55	$40	$55	$40	$55	$40
Sports Complex North Fields / half day	$40	$25	$40	$25	$40	$25
Triumph Park / full day	$55	$40	$55	$40	$55	$40
Triumph Park / half day	$40	$25	$40	$25	$40	$25
Wines Park #1 / full day	$80	$55	$80	$55	$80	$55
Wines Park #1 / half day	$55	$40	$55	$40	$55	$40
Wines Park #2 / full day	$80	$55	$80	$55	$80	$55
Wines Park #2 / half day	$55	$40	$55	$40	$55	$40
Wines Park #3 / full day	$55	$40	$55	$40	$55	$40
Wines Park #3 / half day	$40	$25	$40	$25	$40	$25
Wines Park #4 / full day	$55	$40	$55	$40	$55	$40
Wines Park #4 / half day	$40	$25	$40	$25	$40	$25
Special events maintenance fee / per hour	$150	$125	$150	$125	$150	$125
Willow Park Pavilion / Campground Fees (check-out 1:00 pm)						
Pavilion / half day		$65		$65		$65
Pavilion / full day		$100		$100		$100
Group Areas / overnight camping		$175		$175		$175
Overnight camping / per site		$25		$25		$25
Impact Fee:						
Residential / dwelling unit		$2,772.98		$2,772.98		$2,772.98
Multi-Family / dwelling unit		$2,415.41		$2,415.41		$2,415.41

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
CITY RECORDER			
Election Registration	$35	$35	$35
Audio Recording CD / meeting	$5	$5	$5
GRAMA Request rates / hour:			
Department Heads	$55	$55	$55
Supervisory Staff	$45	$45	$45
Professional Staff	$35	$35	$35
Support Staff	$25	$25	$25
GRAMA Request copies:			
GIS Maps:			
24" x 36" Color	$10	$10	$10
17" x 24" Color	$5	$5	$5
11" x 17" Color	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2
Other GRAMA Copies:			
Up to 11" x 17" Color	$0.25	$0.25	$0.25
Up to 11" x 17" Black & White	$0.10	$0.10	$0.10
SPECIAL EVENTS			
Stage Rental (first day)	$1,000	$1,000	$1,000
+ Additional Day Fee (with move)	$1,000	$1,000	$1,000
+ Additional Day Fee (without move)	$750	$750	$750
Hourly Transportation Cost (if outside Lehi City limits)	$190	$190	$190
	Non-Resident / Resident	Non-Resident / Resident	Non-Resident / Resident
Legacy Center Overflow Parking Lot Reservation - South	$125 / $100	$125 / $100	$125 / $100
Small Special Event Permit base (less than 150 people)	$20	$20	$20
Small Special Event Permit deposit (refundable)	$100	$100	$100
Large Special Event Permit base (150+ people)	$100	$100	$100
Large Special Event Permit deposit (refundable)	$200	$200	$200
+ Police Service / officer (2 hour min) / hour	$90	$90	$90
+ / Sergeant / hour (any event requiring more than 3 officers must include a Sergeant)	$75	$75	$75
+ Additional Charge - Holidays	25% of Police Service Fee	25% of Police Service Fee	25% of Police Service Fee
+ Additional Charge - less than 72 hours notice of event	25% of Police Service Fee	25% of Police Service Fee	25% of Police Service Fee
+ Fire & EMS / person / hour	$50	$50	$50
+ Ambulance or Brush Truck **with two-person crew / hour**	$100	$100	**$150 / hour**
+ Engine or Tower **with four-person crew / hour**	$200	$200	**$250 / hour**
+ Streets Service / hour	$25	$25	$25
+ Parks Service / hour	$25	$25	$25
FIRE			
Ambulance: (as established by the Utah Bureau of Emergency Medical Services)			
Basic Ground Ambulance / transport	$951	$951	**$1,234.92**
Intermediate Ground Ambulance / transport	$1,256	$1,256	**$1,630.32**
Paramedic Ground Ambulance / transport	$1,838	$1,838	**$2,630.32**
Standard Mileage Rate / mile	$36.90	$36.90	**$44.35**
+ Off-Road / mile (if >10 mi. traveled)	$1.50	$1.50	$1.50
Fuel Fluctuation / mile (if > $4.25 / gallon)	$0.25	$0.25	$0.25
AOS Assessment / treatment without transport	$225	$225	$225
Waiting time (per quarter hour)	$22.05	$22.05	$22.05
False Alarm:			
Fire/Smoke/CO2 (if>3 / yr. at business) / alarm	$150	$150	$150
Fire/Smoke/CO2 (if>3 / yr. at residence) / alarm	$50	$50	$50
Impact Fee:			
Per ERU	$198	$198	$198
Annual Operational Permits:			
Single Use Permit:			
Agricultural Burn Permit **/ Year**	$10	$25	$25
Residential Burn Permit / Year	-	-	**$25**
Fireworks Display (ground)	$125	$125	$125
Aerial Fireworks Display:			
< 250 devices	$140	$140	$140
> 250 devices	$215	$215	$215

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
Pyrotechnics (other)	$110	$110	$110
Candles and open flames	$60	$60	$60
Carnivals:			
< 10 attractions	$60	$60	$60
> 10 attractions	$100	$100	$100
Tent, Canopy, and Air Supported Structures > 400 sq ft		$100	$100
Fire Stand-by at Special Events	$80	$80	$80
Inspections & Enforcement:			
Exempt Child Care Facility	$25	$25	$25
Daycare/Pre-School	$25	$25	$25
Nursing Homes	$50	$50	$50
Assisted Living Facilities	$50	$50	$50
Boarding School	$100	$100	$100
Outpatient Provider	$75	$75	$75
Hospital	$200	$200	$200
Final for Occupancy - Life Safety Systems			
Base (2 hours)	-	$60	$60
1 System	-	$80	$80
2 Systems	-	$100	$100
3 Systems	-	$120	$120
Flammable Finish Operations:			
Spray Booth	$150	$150	$150
Powder Coating	$150	$150	$150
Electrostatic Apparatus	$150	$150	$150
Dipping Tank / tank	$150	$150	$150
Amusement Building	$100	$100	$100
Combustible Fiber Storage	$60	$60	$60
Cutting and Welding	$60	$60	$60
Dry Cleaning Plant	$60	$60	$60
High Piled Storage	$60	$60	$60
Hot Work Operations	$60	$60	$60
Industrial Ovens / oven	$60	$60	$60
LPG Dispensing	$60	$60	$60
Spray Booths & Auto Painting	$60	$60	$60
Lumber Yards	$75	$75	$75
Woodworking Plants	$75	$75	$75
Alarm User Permit	$25	$25	$25
Fireworks Sales / location	$60	$125	$125
Automatic Fire Sprinkler Systems:			
Plan Review:			
< 100 heads	$125	$125	$125
100 - 199 heads	$175	$175	$175
200 - 299 heads	$225	$225	$225
≥ 300 heads	$275	$275	$275
+ / head	$0.50	$0.50	$0.50
Acceptance Testing:			
Underground Flush	$60	$60	$60
Final Occupancy - Hydrostatic, Acceptance, Any Acceptance per hour (over 2 hours)	$60	$80	$80
Other Fire Protection Systems:			
Additional Riser	$50	$50	$50
Standpipe (2 hour maximum)	$100	$100	$100
Automatic Fire Sprinkler System Remodel or Tenant Finish:			
Plan Review:			
< 5 heads	$65	$65	$65
5 - 50 heads	$125	$125	$125
> 50 heads	$150	$150	$150
+ / head	$0.50	$0.50	$0.50
Acceptance Testing:			
Final Occupancy - Hydrostatic, Acceptance (per hour over 2 hrs)	$60	$80	$80

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
Fire Alarm Systems:			
Plan Review:			
New System	$115	$115	$115
Remodel	$65	$65	$65
Additional Floors	$60	$60	$60
Acceptance (per hour over 2 hours)	$60	$80	$80
Commercial Hood Systems:			
Plan Review / hood	$115	$115	$115
Acceptance (per hour over 2 hours)	$60	$80	$80
Fire Hydrant Installation and Testing:			
Fire Hydrant Flow Test	$60	$120	$120
LPG and Hazardous Materials:			
LPG Storage Tanks and Gas Systems:			
Plan Review	$50	$50	$50
< 500 gallons (private use)	$140	$140	$140
< 500 gallons (retail use)	$140	$140	$140
> 500 gallons (private use)	$165	$165	$165
> 500 gallons (retail use)	$215	$215	$215
> 2000 gallons (plans)	$215	$215	$215
> 4000 gallons (plans)	$265	$265	$265
Hazardous Materials Storage Annual Permit:			
Minimal Storage	$80	$80	$80
Haz Mat Storage	$165	$165	$165
Haz Mat Dispensing	$215	$215	$215
Manufacturing	$265	$265	$265
Haz Mat Production	$265	$265	$265
Waste Production	$300	$300	$300
Multiple-Use Site	$315	$315	$315
Liquid Storage Tank / tank (installation and closure):			
Plan Review	$50	$50	$50
Underground:			
≤ 500 gallons	$115	$115	$115
501 - 1000 gallons	$165	$165	$165
> 1000 gallons	$265	$265	$265
Above Ground:			
≤ 500 gallons	$115	$115	$115
501 - 1000 gallons	$165	$165	$165
> 1000 gallons	$265	$265	$265
Explosives and Blasting / project	$75	$75	$75
Explosives and Blasting annually	$365	$365	$365
Compressed Gas Systems:			
Compressed Gas	$115	$115	$115
Medical Gas	$115	$115	$115
Combustible and Flammable Liquid Systems:			
Plan Review	$50	$50	$50
If not UST or AST	$215	$215	$215
+ / additional hour for reviews, inspections, approvals, etc. > 2 hours	$60	$60	$60
Fire Report Copy	$15	$15	$15
Plan Review Rush - Alarm	$100	$100	$100
Plan Review Rush - Sprinkler	$200	$200	$200
Stop Work Removal	$100	$100	$100
After-Hrs. Inspection / hour (2 hour min.)	$75	$75	$75
Installation without Permit			
Open Burning: (for violations only)			
Type 1 Equipment / hour	$230	$230	$230
Type 2 Equipment / hour	$150	$150	$150
Type 6 Equipment / hour	$120	$120	$120
Fire Chief or Marshal / **hour**	$95	$95	$95
EMT-Paramedic / hour	$25	$25	$25
EMT-Intermediate / hour	$22	$22	$22
Community Emergency Response Team Training			
Resident	$35	$35	$35
Nonresidents	$40	$40	$40

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
POLICE			
Traffic School (+ Plea in Abeyance fine)	$65	$65	$65
Small Claims: (as established by the Utah State Courts)			
Up to $2,000	$60	$60	$60
$2,001 - $7,499	$100	$100	$100
$7,500 - $10,000	$185	$185	$185
Counterclaim up to $2,000	$50	$50	$50
Counterclaim $2,001 - $7,499	$70	$70	$70
Counterclaim $7,500 - $10,000	$120	$120	$120
Appeal	$10	$10	$10
Police Reports:			
Accident Reports (DI9) **Residents**	-	$15	**$5**
Accident Reports (DI9) Non Residents	**-**	**-**	**$20**
Police Report copies **Residents**	$25	$25	**$5**
or / page (whichever is greater)	$0.25	$0.25	$0.25
Police Report copies Non Residents	**-**	**-**	**$20**
or / page (whichever is greater)	**-**	**-**	**$0.25**
Audio/Video Recordings - body cam, etc / storage device (copy)	$30	$30	$30
Video Redaction, research time (Per Utah GRAMA § 63G-2-203)	actual labor cost	actual labor cost	actual labor cost
Processed Color Photo	$25	$25	$25
Digital Color Photo Printout / page	**-**	**-**	**$8**
Police Clearance	$5	$5	$5
False Alarm:			
Intrusion/Burglar (if > 3 / year) / alarm	$100	$100	$100
Duress/Hold-Up (if > 3 / year) / alarm	$100	$100	$100
Intrusion/Burglar (if > 10 / year) / alarm	$200	$200	$200
Duress/Hold-Up (if > 10 / year) / alarm	$200	$200	$200
Animal Control:			
Large Animal Trap - refundable deposit	-	-	$250
Small Animal Trap - refundable deposit	$100	$100	$100
Animal Trap - per week charge	$10	$10	$10
Impact Fee:			
Per ERU	$98	$98	$98
Broadbent Community Room Rental			
Resident/Lehi City Employee - per hour	$50	$50	$50
Non Resident - per hour	$60	$60	$60
Deposit	$200	$200	$200
SENIOR CITIZEN CENTER			
Membership - Annual	$5	$5	**$10**
Facility Rental			
Small room rental	$25	$25	$25
Over 60 / hour (Birthday or Anniversary)	$25	$25	$25
Other / hour	$50	$50	$50
Non-Resident / hour	$60	$60	$60
+ deposit	$200	$200	$200
TREASURER			
Utility Sign-up Processing	$30	$30	$30
Disconnect/connect fee (Water and Power)	$50	$50	$50
Overdue Charge / month (if past 30 days)	1.5%	1.5%	1.5%
Returned Check	Max Allowed by Law	Max Allowed by Law	Max Allowed by Law
LITERACY CENTER			
After-School Reading & Math Tutoring Program			
Resident - Per Class/Per Student (free lunch qualified)	-	-	**$0**
Resident - Per Class/Per Student (reduced lunch qualified)	-	-	**$10**
Resident - Per Class/Per Student	-	-	**$20**
Non-Resident - Per Class/Per Student (dependent upon availabiltiy)	-	-	**$75**
ABC Pre-K Program			
Resident - Per Class/Per Student (free lunch qualified)	-	-	**$0**
Resident - Per Class/Per Student (reduced lunch qualified)	-	-	**$25**
Resident - Per Class/Per Student	-	-	**$50**
Non-Resident - Per Class/Per Student (dependent upon availabiltiy)	-	-	**$150**
Discovery Days Materials Fee	-	$25	$25

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
LIBRARY			
Library Card			
Resident	Free	Free	Free
Non-Resident / year	$80	$100	$100
Non-Resident / 6 months	$40	$50	$50
Replacement of Card	$3	$3	$3
Check Out Fees			
Inter-Library Loan / item	$5	$7	$7
Inter-Library Loan kits / kit	$10	$15	$15
Copies			
Letter size	$0.10	$0.10	$0.10
Legal size	$0.15	$0.15	$0.15
Printing	$0.10	$0.10	$0.10
Used book sales	$0.50 - $1.00	$0.50 - $1.00	$0.50 - $1.00
Damage			
Repairable Damage	up to full cost of item	up to full cost of item	up to full cost of item
Major Damage (not repairable)	full cost of item	full cost of item	full cost of item
PLANNING & ZONING			
Annexation base	$200	$200	$200
+ / acre <50 acres	$20	$20	$20
+ / acre >50 acres	$5	$5	$5
Area Plan base	$3,000	$3,000	$3,000
+ / acre	$10	$10	$10
Area Plan Amendment			
Minor (affecting 3 pages or less)	$400	$400	$400
Intermediate (affecting 4 pages or more)	$1,000	$1,000	$1,000
Major (addition of new property) base	$1,500	$1,500	$1,500
+ / acre	$10	$10	$10
Amendments to:			
General Plan	$400	$400	$400
Zone District Maps	$400	$400	$400
Development Code	$400	$400	$400
Accessory Dwelling Units (Apartments)			
Application Fee	$25	$25	$25
Accessory Dwelling Units - Detached			
Application Fee	$25	$25	$25
Impact Fees	$4,253	$4,253	$4,253
Concept (Charge applies as a credit to Preliminary Subdivision or Site Plan)			
Single Family Residential / lot	$20	$20	$20
Multi-Family Residential base	$100	$100	$100
+ / unit	$5	$5	$5
Non-Residential base	$100	$100	$100
+ / acre	$10	$10	$10
Concept PC base	$500	$500	$500
+ / acre	$2	$2	$2
Preliminary Subdivision Plat			
Residential Single Family detached lots base	$250	$250	$250
+ / lot	$60	$60	$60
Residential Multi-Family attached units base	$250	$250	$250
+ / unit	$50	$50	$50
Non-Residential base	$250	$250	$250
+ / lot or unit	$75	$75	$75
Final Subdivision Plat			
Residential Single Family detached lots base	$350	$350	$350
+ / lot	$80	$80	$80
Residential Multi-Family attached units base	$350	$350	$350
+ / unit	$70	$70	$70
Condominium base	$300	$300	$300
+ / lot or unit	$55	$55	$55
Non-Residential base	$350	$350	$350
+ / lot or unit	$100	$100	$100
No Improvements	$350	$350	$350
+ / lot or unit	$100	$100	$100

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
Site Plan			
Single Family Residential base	$350	$350	$350
+ / lot or unit	$75	$75	$75
Multi Family Residential base	$500	$500	$500
+ / lot or unit	$10	$10	$10
Non-Residential / acre	$350	$350	$350
or / 1,000 bldg. sq. ft. (if greater)	$50	$50	$50
Lot Line Adjustments (not requiring a plat)	$200	$200	$200
Final Plat Revision, Amend, Vacation base	$200	$200	$200
+ / lot or unit	$100	$100	$100
Cellular Facilites			
New Cell Towers	$200	$200	$200
Revision or Collocation	$50	$50	$50
Model Homes	$50	$50	$50
Moving a Building	$200	$200	$200
Two-Lot Subdivision with an Existing Home	$350	$350	$350
Short Term Rental Application Fee	$50	$50	$50
Permitted Use (existing bldgs. only)	$50	$50	$50
Conditional Use	$300	$300	$300
Modification of Existing Conditional Use	$150	$150	$150
Residential Facility for Persons with a Disability	$200	$200	$200
Preliminary Site Plan/Final Granding & Utility Plan Approval	$100	$100	$100
Temporary Uses	$40	$40	$40
Vacat a Public Street	$200	$200	$200
Zoning Verification Letters	$50	$50	$50
Sign Permits:			
Temporary Special Event	$25	$25	$25
Temporary On Premise Project Sign	$100	$100	$100
Temporary Directional Sign for Project	$100	$100	$100
Temporary Weekend Directional Sign	$10	$10	$10
Hearing Examiner	$200	$200	$200
Construction Drawing Revision (first page)	$100	$100	$100
+ each subsequent page	$20	$20	$20
Revision to Approved Dev. Agreement or CC&Rs	$2,500	$2,500	$2,500
Replacement of Development Bonds / bond	$350	$350	$350
Pub. Improvement Inspection base (% of bond)	1.4%	1.4%	1.4%
+ / linear ft. T.V. fee for sewer lines	$0.45	$0.45	$0.45
+ / linear ft. T.V. fee for storm drain lines	$0.45	$0.45	$0.45
First Extension of Development Approval	$250	$250	$250
If made after original expiration date	$500	$500	$500
+ additional extension requests	$500	$500	$500
Grading Permit first 20 acres	$100	$100	$100
+ / each additional 20 acres	$100	$100	$100
GIS Maps:			
24" x 36" Color	$10	$10	$10
17" x 24" Color	$5	$5	$5
11" x 17" Color	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2
Copies:			
11" x 17" Color	$0.25	$0.25	$0.25
11" x 17" Black & White	$0.10	$0.10	$0.10
8.5" x 11" Color	$0.25	$0.25	$0.25
8.5" x 11" Black & White	$0.10	$0.10	$0.10
Flash Drive (For pre-construction plans copies only)	$75	$75	$75

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
STREETS			
Encroachment Fees (previously Road Cut Fees)			
Age Based Fee (Base Fee plus square foot)			
Asphalt/Concrete - Less than 1 year	-	$1000 + $4.00 per sq ft	$1000 + $4.00 per sq ft
Asphalt/Concrete - 2 - 5 years	-	$500 + $3.00 per sq ft	$500 + $3.00 per sq ft
Asphalt/Concrete - 5 + years	-	$400 + $2.00 per sq ft	$400 + $2.00 per sq ft
Bore Directional Base Fee	$150	$250	$250
Bore per linear foot (Base fee plus)	$0.25	$0.50	$0.50
Pothole per Core	$25	$25	$25
Road Closure (per lane / per day / per block) - Minor Arterial / Collector	$250	$300	$300
Road Closure (per lane / per day / per block) - Major Arterial / Collector	-	$1,000	$1,000
Shoulder / Bike Lane / Sidewalk Closure (per day)	-	$250	$250
Closure Extension - Due to Anything Outside of Weather	$150	$1,000	$1,000
Driveway Approach Permit (existing curb, gutter, & sidewalk)	-	$50	$50
Driveway Approach Permit - Past City Standard (per linear foot)	-	$40	$40
No Driveway Approach Permit (per linear foot)	-	$80	$80
Dumpster / Moving Pod with Approved Traffic Control (per week)	-	$500	$500
Dumpster / Moving Pod with Approved Traffic Control (per month)	-	$2,500	$2,500
No Permit Fee (if found working without ANY City permits)	$500	$2,500	$2,500
Franchise Agreement Permits - Separate Permit Request Created)	-	$350-400	$350-400
(must have Franchise Agreement with the City)			
Transportation Impact Fee:			
Single family residential (per dwelling unit)	$1,163	$1,163	$1,163
Multi family residential (per dwelling unit)	$708	$708	$708
General office	$363	$363	$363
Hotel	$318	$318	$318
Industry	$73	$73	$73
Light industry	$266	$266	$266
Specialty retail	$878	$878	$878
Supermarket	$1,556	$1,556	$1,556
Superstore	$469	$469	$469
Warehousing	$197	$197	$197
Medical / Dental Bldg	$920	$920	$920
Drive in Bank	$2,710	$2,710	$2,710
Drugstore w/Drive	$1,477	$1,477	$1,477
Auto Parts	$1,407	$1,407	$1,407
Tire Store	$756	$756	$756
Gas Station w/Convenience Store	$1,983	$1,983	$1,983
High Turnover Restaurant	$1,939	$1,939	$1,939
Fast Food w/Drive	$7,558	$7,558	$7,558
Church	$212	$212	$212
Elementary School	$169	$169	$169
Middle School	$214	$214	$214
GARBAGE			
First garbage tote / month	$14.43	$14.94	**$15.94**
Additional garbage tote(s) each / month	$9.65	$9.00	**$9.00**
Recyclables tote (bi-weekly collect) / month	Free	Free	Free
Green waste tote / month ~~**(Mar. - Nov. only)**~~ **(year round)**	$7.92	$8.50	**$9.00**
STORM DRAIN			
Impact Fee / acre (.25 acre minimum)	$1,391	$1,391	$1,391
Service Charge:			
Residential / month	$5.50	$5.75	**$6.00**
Commercial / 1,000 sq. ft. of impervious surface	$1.83	$1.92	**$2.00**

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
CULINARY WATER			
Water Connection Fee:			
3/4" Meter	$425.62	$425.62	**$464.30**
1" Meter	$514.67	$514.67	**$553.35**
1 1/2" Meter	$1,691.38	$1,691.38	**$2,625.74**
2" Meter	$1,906.68	$2,713.39	**$2,901.92**
3" Meter	$2,278.10	$2,989.27	**Discontinue**
4" Meter	$3,785.21	$6,865.63	**$5,121.39**
6" Meter	$6,368.80	$7,402.91	**$6,459.22**
8" Meter	$9,455.76	$8,584.94	**$7,466.17**
Water Impact Fee:			
Residential / dwelling unit	$1,194.07	$1,194.07	$1,194.07
Non-Residential			
3/4" Meter	$1,194.07	$1,194.07	$1,194.07
1" Meter	$3,184.19	$3,184.19	$3,184.19
1 1/2" Meter	$3,980.23	$3,980.23	$3,980.23
2" Meter	$12,736.75	$12,736.75	$12,736.75
3" Meter	$27,861.64	$27,861.64	$27,861.64
4" Meter	$50,150.95	$50,150.95	$50,150.95
6" Meter	$111,446.56	$111,446.56	$111,446.56
8" Meter	$191,051.25	$191,051.25	$191,051.25
Water Service Charge:			
Residential			
Base rate / connection / month	$18.84	$18.84	$18.84
per 1,000 gallon used from 1 - 30,000 gallons	$1.26	$1.26	$1.26
per 1,000 gallon > 30,000 gallons	$2.53	$2.53	$2.53
Commercial			
Base rate / connection / month	$18.84	$18.84	$18.84
per 1,000 gallon used	$1.26	$1.26	$1.26
PRESSURIZED IRRIGATION			
PI Connection Fee:			
1" Lateral	$541.66	$541.66	**$567.04**
1 1/2" Lateral	$2,493.58	$2,493.58	**$2,625.74**
2" Lateral	$2,586.91	$2,713.39	**$2,901.92**
3" Lateral	$5,195.12	$2,989.27	**Discontinue**
4" Lateral	$5,908.68	$6,865.63	**$5,121.39**
6" Lateral	$6,352.87	$7,402.91	**$6,459.22**
8" Lateral	$7,672.42	$8,584.94	**$7,466.17**
10" Lateral	$9,079.94	$9,079.94	**Discontinue**
PI Impact Fee:			
Residential (Single and Multi-Family) / acre (.25 acre minimum)	$4,378.63	$5,834.04	**$5,609.37**
Non-Residential / pervious acre (per one acre)	$4,378.63	$8,839.06	**$8,629.80**
Fire Flow Fee per ERU	-	$253.28	**$254.08**
PI Service Charge:			
Base rate / connection / month	$5.90	$6.20	**$6.51**
+ / sq ft of lot divided by 43560	$54.17	$56.88	**$59.72**
Minimum / month charge	$16.74	$20.42	**$21.44**
Pre-construction water permit base	$85	$85	$85
+ / 1,000 sq ft of lot	$1	$1	$1
or + / lot (whichever is less)	$25	$25	$25
Fire Hydrant Non-Metered Usage	$110	$110	$110
Additional cost per lot (if greater than 1)	$25	$25	$25
Hydrant meter deposit	$1,550	$2,300	**$2,600**
Base rate / metered fire hydrant connection / month	$5.90	$6.20	**$6.51**
+ / 1,000 gallons used	$0.80	$1.26	$1.26
Minimum / month charge	$16.74	$20.42	**$21.44**
Shareholder Charge base	$8.27	$8.68	**$9.11**
+ / month / share	$7.59	$7.97	**$8.37**
Penalty for violation of secondary water conservation code			
First violation	Written notice	Written notice	Written notice
Second violation	$100	$100	$100
Third	$500	$500	$500

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
SEWER			
Impact Fee:			
Residential / dwelling unit	$761.43	$867.88	**$872.44**
Non-Residential			
3/4" Meter	$761.43	$867.88	**$872.44**
1" Meter	$2,059.65	$2,347.60	**$2,359.96**
1 1/2" Meter	$2,568.54	$2,927.63	**$2,943.04**
2" Meter	$8,184.05	$9,328.21	**$9,377.30**
3" Meter	$17,995.01	$20,510.79	**$20,618.73**
4" Meter	$30,852.95	$35,166.31	**$35,351.37**
6" Meter	$71,988.30	$82,052.56	**$82,484.36**
8" Meter	$123,412.42	$140,665.98	**$141,406.22**
Service Charge:			
Base rate / connection / month	$20.60	$25.75	**$29.61**
+ /1,000 gallons used	$2.12	$2.65	**$3.05**
Timpanogos Special Service District			
Impact Fee:			
Single Family Housing / house	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
Multi Unit Residential / dwelling unit	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
Commercial, Industrial, Institutional	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
ELECTRIC			
Connection Fee:			
Residential Single Phase up to 200 AMPS (self contained)	$374.02	$374.02	$374.02
Residential Single Phase 201-400 AMPS (self contained)	$442.02	$442.02	$442.02
Commercial Single Phase up to 200 AMPS (self contained)	$264.02	$264.02	$264.02
Commercial Single Phase 201-400 AMPS (self contained)	$280.02	$280.02	$280.02
Commercial Single Phase 201-400 AMPS (instrament rated)	$1,588.17	$1,588.17	$1,588.17
Commercial 3 Phase up to 400 AMP (self contained)	$575.62	$575.62	$575.62
Commercial 3 Phase 401-800 AMP (instrament rated)	$1,764.17	$1,764.17	$1,764.17
Commercial 3 Phase 801-4000 AMP (intrament rated)	$1,582.17	$1,582.17	$1,582.17
Single Phase Multimeter / meter	$140	$140	$140
(AMPS cost schedule same as single meter)			
3 Phase Multimeter / meter	$365	$365	$365
(AMPS cost schedule same as single meter)			
Net Meter	$394.81	$394.81	$394.81
Impact Fee:			
Residential Single Phase (120/240) Service Sizes:			
AMPS KVA Peak Demand			
100 24 5	$1,187.71	$1,187.71	$1,187.71
125 30 6	$1,484.64	$1,484.64	$1,484.64
150 36 7	$1,732.08	$1,732.08	$1,732.08
200 48 8	$1,979.52	$1,979.52	$1,979.52
225 54 10	$2,474.40	$2,474.40	$2,474.40
250 60 11	$2,721.84	$2,721.84	$2,721.84
300 72 12	$2,969.28	$2,969.28	$2,969.28
350 84 13	$3,216.72	$3,216.72	$3,216.72
400 96 14	$3,464.16	$3,464.16	$3,464.16
Commercial Single Phase (120/240) Service Sizes:			
AMPS KVA Peak Demand			
100 24 5	$1,187.71	$1,187.71	$1,187.71
125 30 7	$1,732.08	$1,732.08	$1,732.08
150 36 9	$2,226.96	$2,226.96	$2,226.96
200 48 14	$3,464.16	$3,464.16	$3,464.16
250 60 15	$3,712.05	$3,712.05	$3,712.05
300 72 17	$4,206.99	$4,206.99	$4,206.99
350 84 18	$4,454.46	$4,454.46	$4,454.46
400 96 19	$4,701.36	$4,701.36	$4,701.36

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
Commercial/Residential 3 Phase (120/240) Service Sizes:			
AMPS KVA Peak Demand			
125 45 16	$3,959.04	$3,959.04	$3,959.04
150 54 24	$5,938.56	$5,938.56	$5,938.56
200 72 31	$7,670.64	$7,670.64	$7,670.64
225 81 35	$8,658.30	$8,658.30	$8,658.30
250 90 39	$9,662.49	$9,662.49	$9,662.49
300 108 47	$11,670.86	$11,670.86	$11,670.86
350 126 55	$13,679.23	$13,679.23	$13,679.23
400 144 63	$15,588.72	$15,588.72	$15,588.72
500 180 80	$19,701.95	$19,701.95	$19,701.95
600 216 94	$23,259.36	$23,259.36	$23,259.36
800 288 126	$31,177.44	$31,177.44	$31,177.44
Commercial/Residential 3 Phase (120/208) Service Sizes:			
AMPS KVA Peak Demand			
1000 360 157	$38,848.07	$38,848.07	$38,848.07
1200 432 189	$46,766.15	$46,766.15	$46,766.15
1600 576 252	$62,354.87	$62,354.87	$62,354.87
2000 721 315	$77,943.59	$77,943.59	$77,943.59
2500 901 394	$97,491.35	$97,491.35	$97,491.35
Commercial/Residential 3 Phase (277/480V) Service Sizes:			
AMPS KVA Peak Demand			
125 104 35	$8,660.40	$8,660.40	$8,660.40
150 125 52	$12,866.88	$12,866.88	$12,866.88
200 166 73	$18,063.12	$18,063.12	$18,063.12
225 187 84	$20,784.96	$20,784.96	$20,784.96
250 208 93	$23,011.92	$23,011.92	$23,011.92
300 250 112	$27,713.28	$27,713.28	$27,713.28
350 291 131	$32,414.64	$32,414.64	$32,414.64
400 333 145	$35,878.79	$35,878.79	$35,878.79
500 416 187	$46,271.28	$46,271.28	$46,271.28
600 499 219	$54,189.35	$54,189.35	$54,189.35
800 665 290	$71,757.59	$71,757.59	$71,757.59
1000 831 364	$90,068.15	$90,068.15	$90,068.15
1200 998 436	$107,883.82	$107,883.82	$107,883.82
1600 1330 583	$144,257.50	$144,257.50	$144,257.50
2000 1663 728	$180,136.29	$180,136.29	$180,136.29
2500 2078 910	$225,170.37	$225,170.37	$225,170.37
3000 2494 1092	$270,204.44	$270,204.44	$270,204.44
3500 2910 1272	$314,743.63	$314,743.63	$314,743.63
3750 3118 1363	$337,260.67	$337,260.67	$337,260.67
4000 3326 1454	$359,777.70	$359,777.70	$359,777.70
Service Charge:			
Residential			
Monthly Customer Charge/Base	$5.00	$7.50	**$10.00**
Energy Charge (0-1,000 kWh) ($/kWh)	$0.101590	$0.098440	**$0.086310**
Energy Charge (over 1,000 kWh) ($/kWh)	$0.10994	$0.10972	**$0.10038**
Commercial			
Monthly Customer Charge/Base (if No Demand)	$11	$12	**$13**
+ / kWh, 1st 1,000 kWh (if no demand)	$0.10998	$0.10583	**$0.09420**
+ / kWh, >1st 1,000 kWh (if no demand)	$0.10098	$0.10583	**$0.09420**
Monthly Customer Charge/Base (if Demand)	$19	$24	**$29**
+ / kWh, 1st 1,000 kWh (if demand)	$0.08198	$0.08033	**$0.06970**
+ / kWh, > 1st 1,000 kWh (if demand)	$0.08198	$0.08033	**$0.06970**
+ Demand / kW	$9.00	$9.00	**$9.00**
Net Meter			
Monthly Customer Charge/Base	$5.00	$7.50	**$10.00**
Energy Charge (0-1,000 kWh) ($/kWh)	$0.101590	$0.098440	**$0.086310**
Energy Charge (over 1,000 kWh) ($/kWh)	$0.10994	$0.10972	**$0.10038**
kWh credit if generated by Customer exceeds consumption	$0.084590	$0.081440	**$0.078180**
Feed In Tariff			
Class 1 (1 kW to 10 kW) - credit per kWh	$0.05	$0.05	$0.05
Class 2 (>10 kW to 1,000 kW) - credit per kWh	$0.04	$0.04	$0.04
PPAC (all energy) ($0.010/kWh)	$0.017	$0.017	**$0.00813**
included in all Energy Charges and all Rate Classes above			

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
Meter Tampering	$100	$100	$100
Conduit Lease Fee (per foot, per year)	$0.75	$0.75	$0.75
Pole Attachment / year	$18	$18	$18
Solar Meter Fee (Connection Fee)	$500	$500	$500
10 kW to 50 kW Solar Interconnection Study	$350	$350	$350
Over 50 kW Solar Interconnection Study	$1,500	$1,500	$1,500
FIBER			
Residential Subscription Fees (network & infrastructure fees only - ISP fees to be charged separately by ISP)			
250 Mbps	$52	$52	$52
1000 Mbps	$57	$57	$57
2 Gbps	$67	$67	$67
10 Gbps	$107	$107	$107
Commerical Subscription Fees	varies based on service level	varies based on service level	varies based on service level
LEGACY CENTER			
Rentals:			
Field Rental / day	$165	$175	$175
+ deposit	$125	$125	$125
Field Rental / hour / field	$33	$35	$35
+ deposit / hour / field	$25	$25	$25
Field Rental / 4 hours / field (Baseball only)	$99	Discontinue	Discontinue
+ deposit / 4 hours / field (Baseball only)	$83	Discontinue	Discontinue
Additional Field Prep / diamond (Baseball only)	$50	$53	$53
+ on Saturdays and Holidays (Baseball only)	$66	$70	$70
Field Lighting / hour / field	$28	$30	$30
Daily Pass			
Adult Full Facility (Ages 18-59)	$6	$6	$6
Youth Full Facility (Ages 12-17)	$6	$6	$6
Child Full Facility (Ages 3-11)	$5	$5	$5
Toddler (2 & under)	Free	Free	Free
Senior Full Facility (Ages 60+)	$5	$5	$5
Group Rate Discounts:			
10-29 People (discount / person)	$0.50	$0.50	$0.50
30-49 People (discount / person)	$1	$1	$1
50 or more (discount / person)	$1.50	$1.50	$1.50
Gym	$3.50	$3.50	$3.50
Weight & Cardio	$3.50	$3.50	$3.50
Aerobics Class	$4.50	$4.50	$4.50
Water Aerobics	$4.50	$4.50	$4.50
Cycling Class	$4.50	$4.50	$4.50
Track	$1.25	$1.25	$1.25
Climbing Wall	$8	$8	$8
Day Care, first child / hour	$2.50	$2.50	**$3.00**
+ / additional child / hour	$1.50	$1.50	$1.50
Day Care Punch Card	$36	$36	$36
Memberships:			
20% discount @ Health & Fitness Fair			
10% off annual pass during Member Appreciation Week			

Monthly Pass	APPROVED FY 2024 Non-Resident	APPROVED FY 2024 Resident	APPROVED FY 2025 Non-Resident	APPROVED FY 2025 Resident	PROPOSED FY 2026 Non-Resident	PROPOSED FY 2026 Resident
Family/Group	$85	$52	$87	$53	**$88**	**$54**
Additional Person	$5.00	$3.50	$6.00	$3.50	$6.00	$3.50
Adult Couple (18-59)	$69	$42	$71	$43	**$72**	**$44**
Adult Individual (18-59)	$47	$28	$48	$29	**$49**	**$29**
Youth Individual (12-17)	$27	$16	$27	$17	**$28**	$17
Child Individual (3-11)	$21	$13	$22	$13	$22	$13
Toddler (2 & under)	Free	Free	Free	Free	Free	Free
Senior Couple (60+)	$47	$28	$48	$29	**$49**	**$29**
Senior Individual (60+)	$27	$16	$27	$17	**$28**	$17

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024		APPROVED FY 2025		PROPOSED FY 2026	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Annual Pass						
Family/Group	$860	$520	$875	$530	**$885**	**$535**
Additional Person	$56	$34	$57	$34	$57	$34
Adult Couple (18-59)	$695	$420	$710	$430	**$720**	**$435**
Adult Individual (18-59)	$480	$290	$495	$300	$495	$300
Youth Individual (12-17)	$265	$160	$270	$165	**$280**	**$170**
Child Individual (4-11)	$215	$130	$225	$135	$225	$135
Senior Couple (60+)	$480	$290	$495	$300	$495	$300
Senior Individual (60+)	$265	$160	$270	$165	**$280**	**$170**
Summer Pass						
Family/Group	$310	$188	$320	$194	**$325**	**$197**
Programs:						
Team Sports						
Women's Volleyball	$600	$400	$615	$410	$615	$410
Coed Volleyball	$600	$400	$615	$410	$615	$410
Men's Softball	$500	$750	$765	$510	**$780**	**$520**
Men's Basketball	$1,240	$825	$1,270	$845	**$1,285**	**$855**
Pickleball Tournament (per team)	$42	$35	$42	$35	**$43**	**$36**
Youth Sports						
Wrestling	$68	$50	$69	$51	**$70**	**$52**
(if member)	$61	$45	$62	$46	**$63**	**$47**
Girls Volleyball	$84	$56	$86	$57	**$87**	**$58**
(if member)	$76	$50	$77	$51	**$78**	**$52**
Volleyball Camp	$74	$49	$75	$50	$75	$50
Flag Football (K-6th)	$72	$53	$73	$54	**$74**	**$55**
(if member)	$65	$48	$66	$49	**$67**	**$50**
Flag Football (7th-8th)	$86	$64	$88	$65	**$89**	**$66**
(if member)	$77	$58	$79	$59	**$80**	$59
Flag Football (9th-10th Teams)	$845	$625	$880	$650	**$890**	**$660**
Indoor Soccer	$63	$42	$65	$43	$65	$43
(if member)	$57	$38	$59	$39	$59	$39
Outdoor Soccer (K-6th)	$57	$42	$58	$43	$58	$43
(if member)	$51	$38	$52	$39	$52	$39
Outdoor Soccer (7th-9th)	$73	$54	$74	$55	**$76**	**$56**
(if member)	$66	$49	$67	$50	**$68**	$50
Youth Track & Field	$99	$66	$101	$67	**$102**	**$68**
Cross Country	$69	$46	$71	$47	$71	$47
Golf - 7yrs & Under	$63	$42	$69	$46	$69	$46
Golf - 8yrs & Up	$110	$73	$113	$75	**$114**	**$76**
Golf - Intermediate	$146	$97	$149	$99	**$152**	**$101**
Women's Golf	-	-	$120	$80	**$122**	**$81**
Tennis Lessons	$84	$62	$85	$63	**$86**	**$64**
(if member)	$76	$56	$77	$57	$77	**$58**
Tennis League	-	-	$135	$100	**$136**	**$101**
Kids Sports Camp	$83	$55	$84	$56	**$86**	**$57**
(if member)	$75	$50	$76	$50	**$77**	**$51**
Basketball Camp - 3 Day (Skyridge) K-2nd	$65	$65	$72	$72	**$73**	**$73**
Basketball Camp - 3 Day (Skyridge) 3rd-5th	$65	$65	$72	$72	**$73**	**$73**
Basketball Camp - 3 Day (Skyridge) 6th-8th	$95	$95	$98	$98	**$99**	**$99**
Basketball Camp - 3 Day (Skyridge) 9th-12th	$95	$95	$98	$98	**$99**	**$99**
Basketball Camp - 4 Day (LC) 1st-2nd	$80	$80	$72	$72	**$73**	**$73**
Basketball Camp - 4 Day (LC) 3rd-5th	$80	$80	$98	$98	**$99**	**$99**
Basketball Camp - 4 Day (LC) 6th-9th	$80	$80	$98	$98	**$99**	**$99**
Basketball Camp - Girls - 3 Day (Skyridge) K-2nd	$50	$50	$51	$51	**$52**	**$52**
Basketball Camp - Girls - 3 Day (Skyridge) 3rd-12th	$75	$75	$77	$77	**$78**	**$78**
Jr. Jazz Basketball (K-4th grade)	$69	$51	$70	$52	**$72**	**$53**
(if member)	$62	$46	$63	$47	**$65**	**$48**
Jr. Jazz Basketball (5th-6th grade)	$88	$65	$89	$66	**$90**	**$67**
(if member)	$79	$59	$80	$59	**$81**	**$60**
Jr. Jazz Basketball (7th-8th grade)	$105	$78	$108	$80	**$109**	**$81**
(if member)	$95	$70	$97	$72	**$98**	**$73**
Jr. Jazz Basketball (9th-12th)-Teams only	$1,053	$780	$1,080	$800	**$1,095**	**$810**

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024		APPROVED FY 2025		PROPOSED FY 2026	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Baseball (3rd-8th grade)	$150	$100	$153	$102	**$155**	**$103**
(if member)	$135	$90	$138	$92	**$140**	**$93**
Baseball (2nd grade) - Machine Pitch	$82	$61	$88	$65	**$89**	**$66**
(if member)	$74	$55	$79	$59	**$80**	$59
Baseball (T-ball & coach pitch)	$65	$48	$70	$52	**$72**	**$53**
(if member)	$59	$43	$63	$47	**$65**	**$48**
Softball (3rd-11th grade)	$150	$100	$153	$102	**$155**	**$103**
(if member)	$135	$90	$138	$92	**$140**	**$93**
Swimming						
Summer Swimming Lessons	$60	$40	$62	$41	$62	$41
(if member)	$54	$36	$56	$37	$56	$37
School Year Swimming Lessons	$60	$40	$62	$41	$62	$41
(if member)	$54	$36	$56	$37	$56	$37
Summer Rec Swim Team	$183	$122	$186	$124	**$188**	**$125**
Summer Rec Swim Camp	$33	$22	$35	$23	$35	$23
Cheer Camp 6-15 years old	-	-	-	-	**$82**	**$61**
Dance Camp 5 & 6 year olds	$59	$44	$61	$45	$61	$45
Dance Camp 7-14 years old	$80	$80	$82	$82	**$83**	**$83**
Sessions:						
Babysitter Certification	$105	$70	$107	$71	**$108**	**$72**
CPR & First Aid	$90	$67	$93	$69	**$95**	**$70**
Hunter Safety	$12	$8	$12	$8	$12	$8
Rocking Climbing Camp	-	-	-	-	**$27**	**$20**
Itty Bitty Baseball	$52	$43	$53	$44	$53	$44
(if member)	$47	$39	$48	$40	$48	$40
Itty Bitty Soccer	$52	$43	$53	$44	$53	$44
(if member)	$47	$39	$48	$40	$48	$40
Itty Bitty Basketball	$52	$43	$53	$44	$53	$44
(if member)	$47	$39	$48	$40	$48	$40
Itty Bitty Football	$52	$43	$53	$44	$53	$44
(if member)	$47	$39	$48	$40	$48	$40
Itty Bitty Ball	$52	$43	$53	$44	$53	$44
(if member)	$47	$39	$48	$40	$48	$40
Parenting With Love & Logic	$48	$40	$49	$41	**$50**	**$42**
Sign Language	$69	$51	$70	$52	**$72**	**$53**
Women On Weights- members only	$180	$150	$185	$155	$185	$155
Summer Youth Camp	$83	$55	$84	$56	**$86**	**$57**
Princess & Superhero Party	$19	$14	$20	$15	$20	$15
Pricess Camp	-	-	-	-	**$27**	**$20**
Super Hero Camp	-	-	-	-	**$27**	**$20**
Bunko Night	$18	$15	$18	$15	$18	$15
Safety On Wheels Fair	$18	$15	$18	$15	$18	$15
Adult Art Class	$34	$28	$35	$29	**$39**	$29
RAD Women	$42	$42	$44	$44	$44	$44
Science Class	$120	$89	$123	$91	**$134**	**$99**
Science Camp	$169	$125	$173	$128	**$176**	**$130**
Robotics Camp	$161	$134	$164	$137	**Discontinue**	
Teen Night	$30	$25	$31	$26	$31	$26
Social Date Dance Night	$11	$11	$13	$11	**$14**	**$12**
Kids Hiking Club	$20	$17	$20	$17	$20	$17
Fishing Club	$46	$38	$47	$39	$47	$39
Skateboarding Camp	-	-	$120	$120	**$122**	**$122**
Computer Game Programming Classes	$186	$155	$191	$159	**Discontinue**	
Lego Engineering Camp - 3 Hours	$266	$197	$274	$203	**$277**	**$205**
Lego Engineering Camp - 1 1/2 Hours	$149	$110	$169	$125	**$170**	**$126**
Lego Engineering Class	$132	$98	$135	$100	**$138**	**$102**

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024		APPROVED FY 2025		PROPOSED FY 2026	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Magic Camp	$236	$236	$243	$243	**$246**	**$246**
Pop Up Magic Workshop	-	-	$84	$70	$84	$70
Youth Art Class	$63	$47	$104	$70	**$105**	$70
Youth Entrepreneur Fair	$17	$11	$17	$11	**$30**	**$20**
Sewing Camp	$71	$47	$104	$70	**$105**	$70
Gymnastics - Fall						
45 minutes 1 day per week	$63	$42	$65	$43	$65	$43
1 hour 1 day per week	$69	$46	$71	$47	$71	$47
1 hour 1 day per week - Ninja	$68	$50	$69	$51	**$70**	**$52**
1 1/4 hours 2 days per week (PreTeam)	$102	$85	$104	$87	**$106**	**$88**
1 1/2 hours 1 day per week	$70	$58	$72	$60	$72	$60
1 1/2 hours 2 days per week	$153	$102	$125	$104	**$127**	**$106**
1 1/2 hours 2 days per week (PreTeam)	$119	$99	$122	$102	**$124**	**$103**
2 hours 1 day per week	$83	$69	$84	$70	$85	$71
2 hours 2 day per week - Beg. Team	-	-	-	-	**$146**	**$108**
2 hours 3 days per week	$176	$147	$182	$151	**$184**	**$153**
3 hours 2 days per week	$186	$155	$181	$151	**$184**	**$153**
3 hours 3 days per week	$236	$197	$242	$202	**$246**	**$205**
5 hours per week	$160	$133	$163	$136	**$166**	**$138**
8 hours per week	$209	$174	$214	$178	**$217**	**$181**
Ninja Camp	$83	$69	$89	$74	**$90**	**$75**
Dance						
Enrollment Fee	$32	$32	$35	$35	**$36**	**$36**
40 minutes	$49	$41	$50	$42	$50	$42
50 minutes	$53	$44	$54	$45	$54	$45
Summer Dance - 40 minutes	$92	$68	$95	$70	**$96**	**$71**
Summer Dance - 50 minutes	$108	$80	$111	$82	**$112**	**$83**
Cheer						
Enrollment Fee	$16	$16	$16	$16	**$25**	**$25**
40 minutes (Fall)	$48	$40	$49	$41	$49	$41
50 minutes (Fall)	$53	$44	$54	$45	$54	$45
Cheer (Summer)						
40 minutes	$82	$68	$84	$70	**$85**	**$71**
50 minutes	$96	$80	$98	$82	**$112**	**$83**
Preschool						
2 days a week	$113	$84	$116	$86	**$117**	**$87**
3 days a week	$140	$104	$144	$107	**$146**	**$108**
Summer Preschool	$223	$165	$230	$170	**$232**	**$172**
Hap Ki-Do	$89	$80	$92	$82	**$112**	**$83**
Other Programs						
Concealed Weapons Permit Class	$54	$54	$55	$55	$56	$56
Personal & Home Safety Class	$34	$25	$34	$26	**Discontinue**	
Adaptive Volleyball	$36	$36	$37	$37	$37	$37
Adaptive Basketball	$36	$36	$37	$37	$37	$37
Adaptive Bowling	$40	$40	$50	$50	**$51**	**$51**
Round-Up 3-on-3 Basketball Tournament	$20	$20	$20	$20	$20	$20
Round-Up Horseshoe Tournament	$15	$15	$15	$15	Free	$15
Round-Up Doubles Pickleball Tournament	$20	$20	$20	$20	$20	$20
Round-Up Tennis Tournament	$20	$20	$20	$20	$20	$20
Private Swim Lessons	$41	$27	$42	$28	$42	$28
Semi-Private Swim Lessons	$24	$16	$26	$17	$26	$17
Private Gymnastics Lessons	$41	$27	$42	$28	$42	$28
Semi-Private Gymnastics Lessons	$24	$16	$26	$17	$26	$17
Ski & Snowboarding School (established in conjunction with American Fork City)	$480	$320	$525	$350	**$565**	**$375**
Adaptive Swim Team	$55	$44	$54	$45	**$55**	**$46**
USA Swim Team - Stingrays	-	-	$41	$30	**$47**	**$38**
USA Swim Team - Dolphins	$107	$79	$109	$81	**$112**	**$83**
USA Swim Team - Sharks	$109	$81	$112	$81	**$120**	**$90**
USA Swim Team - Junior Prep	$120	$89	$123	$91	**$140**	**$106**
USA Swim Team - Juniors	$128	$95	$132	$98	**$140**	**$106**
USA Swim Team - Senior (Mar-Aug)	$149	$110	$153	$113	**$165**	**$125**
WSI	$185	$185	$190	$190	**$215**	**$215**

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024		APPROVED FY 2025		PROPOSED FY 2026	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Junior WSI	-	-	-	-	**$100**	**$100**
Lifeguard Class	$205	$205	$210	$210	**$215**	**$215**
Junior Lifeguard Class	-	-	-	-	**$100**	**$100**
Masters Swimming M/W/F	$49	$36	$50	$37	$50	$37
Masters Swimming T/TH	-	-	$49	$36	**$34**	**$25**
Facility Services:						
Body Fat Testing	$21	$14	$21	$14	$21	$14
Personal Training	Per trainer		Per trainer		Per trainer	
Birthday Party Packages						
Package 1 - Room	$90		$90		**$95**	
Package 2 - Room & Rock Wall	$105		$110		$110	
Package 3 - Room & Swim	$115		$120		$120	
Package 4 - Room, Swim & Rock Wall	$145		$150		$150	
Kid Fit - 1st Child	$2.50		$2.50		$2.50	
Kid Fit - Each Additional Child	$1.50		$1.50		$1.50	
Facility Rentals						
Pool Rental / 2 hour rental	$400		$400		$400	
Pool Rental - Alpine School District meet	$500		$500		$500	
Lap Lanes - Short Course - Alpine School District	$13		$13		$13	
Lap Lanes - Long Course - Alpine School District	$15		$15		$15	
Lap Lanes - Short Course	$15		$15		$15	
Lap Lanes - Long Course	$15		$15		$15	
Full Gymnasium / hour	$60		$60		$60	
each additional after 3 hours	$30		$30		$30	
all day	$265		$265		$265	
Half Gymnasium	$45		$45		$45	
each additional after 3 hours	$25		$25		$25	
all day	$190		$190		$190	
Full Multi - purpose Room	$60		$60		$60	
each additional after 3 hours	$30		$30		$30	
all day	$265		$265		$265	
Half Multi - purpose Room	$45		$45		$45	
each additional after 3 hours	$25		$25		$25	
all day	$190		$190		$190	
Small Conference Room	$45		$45		$45	
each additional after 3 hours	$25		$25		$25	
all day	$190		$190		$190	
Climbing Wall / hour	$45		$45		$45	

OUTDOOR POOL

	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Season Pass						
Family (up to 6 people)	$310	$188	$320	$194	**$325**	**$197**
+ each additional family member	$56	$34	$57	$34	$57	**$35**
If Legacy Center year-round pass holder (30 % discount)	$217	$132	$224	$136	**$228**	**$138**
Individual	$153	$93	$158	$96	**$160**	**$97**
Pool Rental (2 hr rental)	$450		$450		$450	
Daily Admission						
Ages 2 and under	Free		Free		Free	
Individual (Ages 3-11)	$5		$5		$5	
Individual (Ages 12-59)	$6		$6		$6	
Seniors (Ages 60+)	$5		$5		$5	
Lap Swimming	$4.50		$4.50		$4.50	
Water Aerobics	$4.50		$4.50		$4.50	
Group Rate Discounts:						
Group Rate Discounts:						
10-29 People (discount / person)	$0.50		$0.50		$0.50	
30-49 People (discount / person)	$1		$1		$1	
50 or more (discount / person)	$1.50		$1.50		$1.50	
Monday Family Night 4:00 pm - 6:50 pm (up to 8 people)	$25		$25		$25	

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024		APPROVED FY 2025		PROPOSED FY 2026	
ICE RINK						
Admission						
Ages 2 and under (skating admission only)	-		Free		Free	
Skating	$8		$8		$8	
Skate Rental	$6		$6		$6	
Helmet	$6		$6		$6	
Skate Aid Rental	$12		$12		$12	
Half Price Days	1/2 off skating & skate rental		1/2 off skating & skate rental		1/2 off skating & skate rental	
Group Rate Discounts:						
Group Rate Discounts:						
10-29 People (discount / person)	-		$0.50		$0.50	
30-49 People (discount / person)	-		$1		$1	
50 or more (discount / person)	-		$1.50		$1.50	
Private rentals	-					
Cost / hr up to 50 skaters	-		$350		$350	
Cost / hr up to 100 skaters	-		$700		$700	
Cost / hr up to 150 skaters	-		$1,050		$1,050	
Cost / hr up to 200 skaters	-		$1,400		$1,400	
Learn to skate lessons	$60	$40	$84	$70	$84	$70
Learn to skate camp	$60	$40	$84	$70	$84	$70
INFORMATION CENTER						
Dumpster Rental/dumpster (for residents who pay garbage to Lehi City	$200		$250		**$300**	
Landfill Transfer Station Punch Card:						
Punch Card (1 card per year for residents who pay garbage to Lehi City)	Free		Free		Free	
Fingerprinting:						
Resident	$10		$10		$10	
Non-Resident	$25		$25		$25	
Lehi History Book (Earlier Version)	$15		$15		$15	
Lehi History Book (Latest Version)	$35		$35		$35	
Both History Books	$40		$40		$40	
Business License						
Home-Occupied Business (no impact)	No Fee		No Fee		No Fee	
Home-Occupied Business (impact) - fire inspection fee	$10		$50		**$60**	
General	$100		$140		**$150**	
Base Fee	$100		$140		**$150**	
Fireworks	$60		$100		**$110**	
Seasonal/Temporary (Christmas tree lot, snow cone shack, etc)	$40		$100		**$110**	
Beer License	$175		$175		**$165**	
Single event alcohol	$100		$100		**$110**	
Alcohol License	$320		$320		**$330**	
Solicitor (per person)	$50		$50		**$60**	
Reactivation Fee (license closed after 90 days of non-payment - fee assessed after all license fees are paid in full)	$25		$50		$50	
Fine - Operating a Business without a license	-		$100		$100	
Dog License - 3 year (if spayed or neutered)	$35		$35		$35	
Dog License - 1 year (if not spayed or neutered)	$35		$35		$35	
Dog License - 2 year (if not spayed or neutered)	$65		$65		$65	
Dog License - 3 year (if not spayed or neutered)	$95		$95		$95	
Passport						
Passport Application Fees* (In addition to State Department Charges**)	$35		$35		$35	
Photo Fee	$12		$12		$12	
Overnight Fee	Fee set by USPS		Fee set by USPS		Fee set by USPS	

*Please contact the Lehi Passport Acceptance Facilility for State Department Charges

**Passport Processing Fees are set by the U.S. Department of State and will be adjusted as often as the Federal Government adjusts the fee schedule.

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2024	APPROVED FY 2025	PROPOSED FY 2026
CIVIL FINE SCHEDULE			
Parking Violations:			
If paid within 5 business days:			
Overtime Parking (7-1-1)	$25	$25	$25
Snow Removal (7-1-1)	$25	$25	$25
Restricted Vehicles in Residential Zone (7-1-2)	$25	$25	$25
Trailer on Roadway 12 hrs (7-1-2)	$25	$25	$25
Parking Within 30' Sign or Signal (41-6A-1401)	$25	$25	$25
Double Parking (41-6A-1401)	$25	$25	$25
Parking Within Intersection (41-6A-1401)	$25	$25	$25
Parking Out of Stall (41-6A-1401)	$25	$25	$25
Parking Within 20' of Crosswalk (41-6A-1401)	$25	$25	$25
Blocking Driveway (41-6A-1401)	$25	$25	$25
Abandoned Vehicle 48 hrs (41-6A-1408)	$25	$25	$25
Red Curb, Yellow Curb, Sign (41-6A-1401)	$30	$30	$30
Parking On or Over Sidewalk (41-6A-1401)	$30	$30	$30
Parking in Firelane (41-6A-1401)	$30	$30	$30
Parking Within 15' Fire Hydrant (41-6A-1401)	$30	$30	$30
Parked Facing Traffic (41-6A-1402)	$30	$30	$30
Disability Space (41-1A-414)	$125	$125	$125
Any Other Parking Violation under City Code or State Law	$25	$25	$25
If Applicable; +/ any towing and storage fees	100%	100%	100%
If Paid Between 6-10 business days (multiplied by base fine amt)	x2	x2	x2
If Paid After 10 business days (multiplied by base fine amt)	x3	x3	x3
SWPP Illicit Discharges:			
Fees established by Utah State Code (19-5-108.3 c)			
Per occurrence for working without an approved storm water permit	-	-	**$500**
Per occurrence for tracking mud on road	-	-	**$300**
Per occurrence for failure to clean up or report spills	-	-	**$250**
Per occurrence for failure to conduct storm water inspections	-	-	**$100**
Per occurrence for failure to maintain storm water records	-	-	**$100**
Per site, per occurrence, for failure to use general best management practices, as determined by the authority	-	-	**$500**

*****Changes made to fees are marked in BOLD under the Proposed FY 2026 column**

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: May 27, 2025
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2025-33 approving a Development Agreement to allow equipment and vehicle parking, sod transfer and green waste facilities in a Planned Community zone.

Suggested Action:

Attachments:

CC Staff Report Whitmore Development Agreement 05.27.25.docx

James Whitmore Development Agreement Draft.docx

Aerial Map.png

General Plan Map.png

Zoning Map.png

Whitmore Development Agreement

Aerial



LEHI CITY

Whitmore Development Agreement

General Plan



LEHI CITY

Whitmore Development Agreement
Zoning



LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: May 27, 2025
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary Subdivision approval with density in lieu considerations for Pioneer Village, a 34-lot single family residential project located at approximately 1300 West 1400 South.

Suggested Action:

Attachments:

CC Staff Report Pioneer Village Preliminary Subdivision 05.27.25.docx

Pioneer Village DRC 04.08.25.docx

Pioneer Village Plat.pdf

Pioneer Village Aerial.pdf

Pioneer Village GP.pdf

Pioneer Village Zoning.pdf

PIONEER VILLAGE PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Flagship Homes		
Meeting Date	May 27, 2025		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	Approximately 1300 West 1400 South		
Existing General Plan Designation	VLDRA		
Existing Zoning	R-1-22		
Existing Land Use	Undeveloped		
Number of Lots/Units	34 lots		
Adjacent Zoning and Land Use	*North*	TH-5	Undeveloped
	South	PF	Dry Creek Elementary School
	East	TH-5	Single family residential
	West	PF	Future Park
Date of DRC Review	April 16, 2025		
Date of Planning Commission Review	May 8, 2025		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

Section 11.100. Effect of Preliminary Subdivision Plat Approval.
A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the City Council, the applicant may file an application for final subdivision plat approval.

PROPERTY HISTORY

December 16, 2022 The BCP annexation was recorded for this property with a zoning of TH-5.

August 8, 2023 The Dry Creek Village Zone Change to MU was denied by the City Council.

April 23, 2024 The BCP Property LDR General Plan Amendment was denied by the City Council.

September 10, 2024 The Pioneer Village (BCP) zone change was approved to R-1-22.

REPORT ANALYSIS

Flagship Homes is requesting approval of the Pioneer Village Preliminary Subdivision. This is a 34-lot subdivision located at approximately 1300 West 1400 South.

The base density for the R-1-22 zone is 1.75 lots per acre or 26 lots, but the overall density for the project is 2.26 lots per acre or 34 lots. The applicant is proposing additional density in lieu of reimbursement for the construction of the offsite road through the future park area.

The lots in the subdivision range in size from 10,424 square feet to 17,725 square feet. Additionally, there is a pedestrian connection from 1325 West to the front of Dry Creek Elementary School.

Parks, Planning, and Engineering met with the applicant to discuss the density and off-site road topic prior to Planning Commission. The City Departments are comfortable with the proposed additional density being granted in lieu of reimbursement. Further discussion will need to occur on the alignment of the road through the park, but Staff feels the road value is a fair comparable for the additional density.

There were 13 redline comments from the DRC, including:

1. Show a 6' precast fence on the South boundaries of both basins, and through the walkway area.
2. Please show this proposed roadway layout as it relates to the currently planned Parks Department improvements. This roadway alignment may need to be adjusted to accommodate those proposed uses, the potential land swap, etc.
3. This roadway alignment does need to be reviewed/coordinated between City Engineering, Planning, and Parks staff. The roadway was not shown tying straight west to 1300 South as an attempt to reduce cut-through traffic, and to facilitate the construction of this "ribbon road" with the 8-lots of density that were offered as part of this development. It is the general feeling of Engineering staff that the proper placement of this roadway as part of the Pioneer Village Development can enhance connectivity through this area and ultimately provide a significant cost savings towards the future development of this park property.
4. Label the pedestrian walkway between lots 12 and 14.
5. Need to provide a base layout with standard 22,000 sq ft. lots. Chapter 5 of the Development Code states the following:
   In order to determine the amount of any additional density allowed, the applicant shall provide two concept plan designs: one based on a standard layout that meets all of the bulk and intensity requirements and the other showing the proposed layout with the exceptions. The standard layout shall determine the base number of lots and units. It appears that two lots would need to be removed from the current layout unless additional improvements are shown to justify them.

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed preliminary subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding subdivision approvals.
2. The proposed subdivision conforms/does not conform with the goals and policies of the General Plan.
3. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on April 8, 2025. The minutes and motion from this meeting are as follows:

2.3) Public hearing and consideration of Flagship Homes's request for approval of a preliminary subdivision for Pioneer Village, a 34-lot single family residential project located at approximately 1300 West 1400 South.

Brittney Harris presented the item. Zoning would allow for 26 lots.

Commissioner Everett asked if calculations were done showing the value of the lots vs the value of the road. Gary Ellis said he wasn't directly involved in the process, but that those who were thought it was a fair trade.

The road will not be fully covered by the development. The developer will need the city's help to build in extra fill and swing the road to the South. Alternatively, a bridge would need to built by the city for the road to go straight and cross the river. Commissioner Everett asked about the timing of the road project. Ellis said it would be wiser to continue the road through to the end. The applicant, Tony Trane, explained that the intent is to finish the project and work with the parks and engineering departments to find adequate funding. Commissioner Eyre clarified that the ideal scenario is to find funding for a bridge and to build the road straight.

Tony Trane explained that the developer would be building the bulk of the road but would need assistance with placing fill in a few areas. He mentioned that Steve Marchbanks from the parks department was eager to get the bridge in as it would benefit the park. The development would benefit from a connection to 1700. If funding for the bridge isn't found, the road will be moved to the south. They want to have the road finished by the beginning of the next school year and are planning on building it at the same time as the development. There are 34 lots being built, as that was what was promised to residents, and the City Council preferred that the road be used to justify the extra density. The developer has been making land trades with local landowners which will improve the park and allow the road to be built.

Commissioner Jackson opened public comment.

Kenneth Wade thanked Trane for listening and responding to residents' concerns. He appreciates that current residents haven't had to deal with too much exposure to the project. He said that while the road will be a major benefit to the neighborhood, it is also a major benefit to the developer, and that the Planning Commission should ensure that the increased density should be in response to how much the developer is actually helping the city. He also stated that the road will do no good to anyone if it isn't finished.

Larry Hadfield also thanked Trane for listening to residents. He is concerned about the crowding on 1100 West and worries about the safety of schoolchildren crossing there especially. He thinks that adding and finishing the road will be a great help to the problem, but that there need to be safety measures taken when building it as well.

Commissioner Jackson closed public comment.

Tony Trane stated that he agrees with the public that the road must be finished. He clarified that the intent is to take the road south to form a connection if the city can't find funds for a bridge. It is his opinion that 34 lots is an appropriate request based on what has been presented. Commissioner Everett asked if the developer needed the road as much as the city did. Trane explained that it would be a huge benefit, but that it is being constructed under guidance from the city council; it is not a requirement or a necessity. Commissioner Eyre asked how much it was going to cost. Trane gave an estimate of $500,000 for one section, which does not include subbase material or the bridge.

Trane cleared up some possible misconceptions about bonus lots, explaining that they are a benefit, but that a bonus lot isn't an additional lot that is tacked on to a project. Instead, higher density means that everything has to be resized and redistributed.

Commissioner Everett asked staff if they feel the deal has been artificially inflated. He wants to make sure the city is being compensated. Gary Ellis explained that staff felt good about it and that there needs to be some way for the developer to profit or the project won't get done.

Commissioner Eyre asked if 1400 and 1260 West would connect to 1450 South. Trane confirmed they would. Eyre asked about the space between lots 13 and 14. Trane explained it was a trail that goes directly to the school. They are also hoping to build a trail to the park. Commissioner Eyre asked if 1300 South would connect all the way to the east.

Trane explained that they are still working with he property owners. He also explained to the Commission that he needs their decision before other parts of the project can be worked on. Commissioner Jackson asked Ellis to ensure that Lorin Powell sends his numbers on the project to City Council.

Trane mentioned that construction prices are volatile and rising, so risk is increasing. He emphasized how important trust is for cities and developers. He mentioned that there has been a lot of progress in solving drainage issues in the park due to the development. Mike West shared that density bonuses are allowed in exchange for certain things and that they are not always necessarily dollar to dollar exchanges. Commissioner Everett still felt uncomfortable making a decision without the hard numbers.

Braeden Hampton was present with Trane. He explained that the settlement statement was sent over, and that the records will be used as the basis for the city's contribution to the road project. The company cannot spend more than $500,000 on the road. He thinks the community would be definitively worse off without the additional road connection.

Commissioner Eyre shared that he felt the trade discussion was getting lost in the weeds, as money disputes are the purview of City Council. Commissioner Jackson agreed, but shared that the motion made should include having the City Council look at the hard numbers.

> **Motion:** Commissioner Eyre moved to give a positive recommendation to the Lehi City Council with the findings that the proposed subdivision does meet the requirements of the Lehi City Development Code in regard to subdivision approvals. He included all DRC comment and suggested the City Council look through the accounts and ensure it is a fair deal for the city. Commissioner Everett seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

Pioneer Village
DRC Redline Comments

*Flagship Homes- requests preliminary subdivision review of **Pioneer Village**, a 34-lot subdivision located at approximately 1300 West 1400 South.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Tony Trane
Date of Plans Reviewed: 04/08/25
Time Start: 2:14 pm
Time End: 2:42 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Line extension required.

Garion – Fire: No comments
Ryan – Water/Sewer:
2. will there be future lots on the west side of 1400 west? if so the storm drain will have conflicts with the sewer.
3. will there be utilities in this off site road?

James – Parks:
4. Show a 6' precast fence on the South boundaries of both basins, and through the walkway area.
5. The Parks Department suggests the removal of both basins. Other options include:
   - Consider combining the basins into one basin.
   - The Parks Department recommends that the basins be maintained by the HOA or homeowners.
6. Provide landscaping plan for the walkway area.
7. The proposed road alignment has not yet been reviewed in coordination with the Parks Department and does not align with any existing plans for the park. Further discussion and concept-level planning are required to demonstrate how the alignment will integrate with park amenities and provide appropriate connectivity to the 1300 South / 1700 West intersection. (Per Steve Marchbanks)

Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E.– Engineering:
8. Show acre size and dimensions for each lot
9. Please show this proposed roadway layout as it relates to the currently planned Parks Department improvements. This roadway alignment may need to be adjusted to accommodate those proposed uses, the potential land swap, etc.
10. This roadway alignment does need to be reviewed/coordinated between City Engineering, Planning, and Parks staff.

    The roadway was not shown tying straight west to 1300 South as an attempt to reduce cut-through traffic, and to facilitate the construction of this "ribbon road" with the 8-lots of density that were offered as part of this development.

    It is the general feeling of Engineering staff that the proper placement of this roadway as part of the Pioneer Village Development can enhance connectivity through this area and ultimately provide a significant cost savings towards the future development of this park property.

Luke- Traffic: No comments
Kim – Planning:
11. Provide a circulation plan showing block lengths, links (both street and trail), nodes, and a table summarizing the connectivity index calculation.
12. Label the pedestrian walkway between lots 12 and 14.
13. Need to provide a base layout with standard 22,000 sq ft. lots. Chapter 5 of the Development Code states the following: In order to determine the amount of any additional density allowed, the applicant shall provide two concept plan designs: one based on a standard layout that meets all of the bulk and intensity requirements and the other showing the proposed layout with the exceptions. The standard layout shall determine the base number of lots and units. It appears

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

that two lots would need to be removed from the current layout unless additional improvements are shown to justify them.

General Comments

1. For Final Plat: Provide, show, and label PUE on both sides of all roads.
2. end water mains with hydrant and 4" blowoff
3. show valves on water mains.
4. show locations of 4" permanent blow offs in intersection with valves.
5. A soil report is needed.
6. At time of final plat provide 30' utility easement in favor of Lehi City on plat
7. At time of final site plan, provide roadway plan and profile sheets for offsite road
8. At time of final plat, include notes:
   1. Detention facilities as approved with this plat shall not be altered without the permission of the Lehi City Engineer and Lehi City Council
   2. Partial detention requirements have been met through "payment in lieu of detention"
9. Need to provide documentation (boundary line agreement, etc.) that the 1/2 road section for 1300 South can be built as shown. It looks like the boundary is unclear with some of the adjacent parcels to the north.
10. Consider doing a traffic study.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 8, 2025.

PLANNER REMEMBER TO SEND PLAN SET TO POWER

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

LEHI PLAT "A"

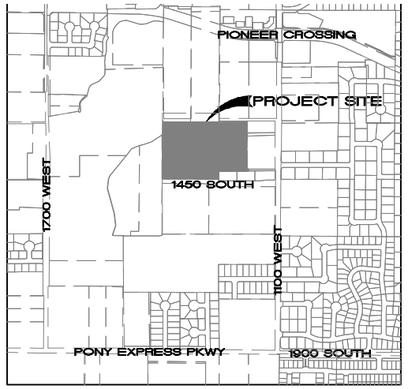
LOCATED IN THE NORTHEAST QUARTER
SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

0 50 100 150

SCALE: 1" = 50'

LAND USE:	
PROJECT AREA=	15.04 ACRES
ZONING=	R-1-22
TOTAL LOTS=	34 LOTS
BASE DENSITY=	1.75 LOTS PER ACRE
OVERALL DENSITY=	2.26 LOTS PER ACRE

NOTE: THE BASE DENSITY IS 1.75 UNITS PER ACRE FOR A TOTAL OF 26.3 UNITS. THE ADDITIONAL DENSITY FOR A TOTAL OF 34 UNITS IS FOR THE CONSTRUCTION OF THE OFFSITE 24' WIDE ROAD THROUGH THE PARK AREA INCLUDING 3" ASPHALT, 6" ROADBASE, 10" SUBBASE.



VICINITY MAP

N89°32'11"W 984.84'
1300 SOUTH
N89°32'11"W 984.89'
16.00'
21.90'
306.16'
291.51'
365.33'
16.00'
30.00'
216.29'
201.64'
320.48'
N00°12'00"E 178.64'
51.5
115.89'
100.40'
100.43'
101.21'
119.97'
100.00'
100.51'
7
12,108 sq.ft.
0.28 acre
8
10,745 sq.ft.
0.25 acre
19
10,769 sq.ft.
0.25 acre
20
15,021 sq.ft.
0.34 acre
32
15,664 sq.ft.
0.36 acre
33
17,367 sq.ft.
0.40 acre
34
17,533 sq.ft.
0.40 acre
77.71'
N00°41'39"E
93.18'
78.62'
78.73'
93.50'
S00°21'32"W 129.79'
114.64'
101.50'
116.26'
S00°21'23"W 173.76'
N00°21'23"E
173.59'
173.42'
S89°18'21"E
S89°18'21"E
S89°38'28"E
S89°38'58"E
130.83'
115.69'
115.69'
S89°37'36"E
116.19'
135.00'
N57°30'28"E
2.23'
N00°12'00"E 273.84'
1400 WEST
1325 WEST
1260 WEST
6
11,774 sq.ft.
0.27 acre
9
10,424 sq.ft.
0.24 acre
18
10,424 sq.ft.
0.24 acre
21
15,000 sq.ft.
0.34 acre
31
15,525 sq.ft.
0.36 acre
90.00'
N00°41'39"E
90.00'
90.00'
S00°21'32"W 129.10'
129.10'
317.78'
115.00'
115.00'
S00°21'23"W 173.69'
N00°21'23"E
173.58'
S00°00'10"E 567.12'
S89°18'21"E
S89°18'21"E
S89°38'28"E
S89°38'03"E
S89°38'03"E
130.83'
115.95'
115.95'
S89°37'36"E
116.19'
100.00'
101.60'
5
11,774 sq.ft.
0.27 acre
10
10,448 sq.ft.
0.24 acre
17
10,448 sq.ft.
0.24 acre
22
15,001 sq.ft.
0.34 acre
29
17,363 sq.ft.
0.40 acre
28
17,725 sq.ft.
0.41 acre
391.93'
N00°31'36"E
501.92'
392.03'
S00°21'32"W 129.10'
129.10'
629.44'
S00°21'23"W 678.25'
S89°38'58"E
135.00'
101.28'
116.19'
N00°21'23"E 173.69'
S89°18'21"W
N89°18'21"W
S89°38'28"E
S89°38'28"E
116.22'
116.22'
S89°37'36"E
116.19'
30
15,644 sq.ft.
0.36 acre
4
11,774 sq.ft.
0.27 acre
11
10,471 sq.ft.
0.24 acre
16
10,471 sq.ft.
0.24 acre
22
15,001 sq.ft.
0.34 acre
119.99'
100.00'
102.69'
322.67'
90.00'
N00°41'39"E
90.00'
90.00'
S00°21'32"W 129.10'
129.10'
S89°18'21"E
S89°18'21"E
S89°38'28"E
S89°37'36"E
130.83'
116.48'
116.48'
116.20'
60.0
S89°41'42"E
367.88'
1400 SOUTH
30.00'
30.00'
3
11,774 sq.ft.
0.27 acre
12
13,010 sq.ft.
0.30 acre
15
13,021 sq.ft.
0.30 acre
23
15,134 sq.ft.
0.35 acre
49.8
43.31'
43.30'
138.48'
S00°21'32"W 130.25'
130.23'
323.08'
95.49'
107.68'
119.90'
N89°18'21"W
S79°29'53"W
85.74'
S77°33'23"E
85.90'
S89°38'13"E
116.20'
60.0
25
16,395 sq.ft.
0.38 acre
26
15,835 sq.ft.
0.36 acre
27
17,474 sq.ft.
0.40 acre
134.94'
147.92'
S00°20'50"W
146.18'
S00°20'50"W
144.22'
225.18'
N00°44'26"E 241.58'
90.00'
130.83'
2
11,774 sq.ft.
0.27 acre
N89°18'21"W
130.83'
N00°41'39"E
118.07'
N00°41'39"E
95.74'
13
15,389 sq.ft.
0.35 acre
14
15,311 sq.ft.
0.35 acre
N00°31'36"E
84.54'
N00°31'36"E
84.44'
116.35'
S00°21'32"W 120.82'
24
14,788 sq.ft.
0.34 acre
126.37'
110.52'
107.70'
120.80'
WEST
19.55'
1
12,528 sq.ft.
0.29 acre
81.43'
N89°22'38"E
9.24'
S89°22'38"W 329.78'
90.46'
S00°01'52"E
90.61'
9.85'
50.0
20.11'
514.36'
132.23'
30.00'
132.23'
115.74'
20.00'
272.47'
20.73'
N89°38'57"W 661.54'
1450 SOUTH
403.08'
N76°15'48"E
338.56'
RC EAST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
FOUND BRASS CAP 2016
EAST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
BASIS OF BEARING UTAH COUNTY NAD 83 PUBLISHED 2021
SECTION LINE N 00°04'59" E 2640.80'
NORTHEAST CORNER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
FOUND BRASS CAP

on this plat and described heron, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as PIONEER VILLAGE PLAT "A" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point on the North line of West Lehi Elementary Subdivision which is North 00°04'59" East 403.08 feet along the section line and West 19.55 feet from the East Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence along the West Lehi Elementary Subdivision the following three courses 1) South 89°22'38" West 329.78 feet; 2) South 00°01'52" East 90.61 feet; 3) North 89°38'57" West 661.54 feet; thence along a Boundary Line Agreement Entry No. 103727:2016 the following two courses 1) North 00°44'26" East 241.58 feet; 2) North 00°09'42" East 273.84 feet; thence North 57°30'28" East 2.23 feet; thence North 00°12'00" East 178.64 feet along Special Warranty Deed Entry No. 79222:2017; thence South 89°32'11" East 984.84 feet; thence South 00°00'10" East 597.12 feet to the point of beginning.

15.04 ACRES

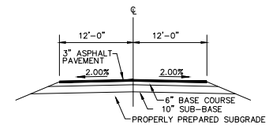
PLAT "A"

PIONEER VILLAGE

A RESIDENTIAL SUBDIVISION

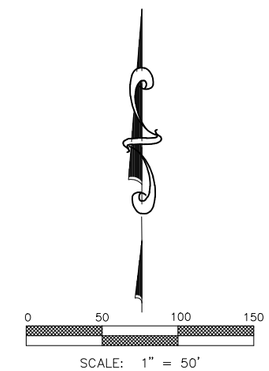
LEHI — UTAH COUNTY, UTAH
SCALE: 1"= 50 FEET





OFFSITE ROAD THROUGH PARK
-NTS-

NOTE: THE BASE DENSITY IS 1.75 UNITS PER ACRE FOR A TOTAL OF 26.3 UNITS. THE ADDITIONAL DENSITY FOR A TOTAL OF 34 UNITS IS FOR THE CONSTRUCTION OF THE OFFSITE 24' WIDE ROAD THROUGH THE PARK AREA INCLUDING 3" ASPHALT, 6" ROADBASE, 10" SUBBASE.



SCALE: 1" = 50'

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1	1/24/24	RED LINES	TT	DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	1/12/25
				COGO FILE:	

J:\FLAGSHIP\LEHI\dwg\03_GRADING.dwg

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LEHI, UTAH

PIONEER VILLAGE PLAT "A"
A RESIDENTIAL SUBDIVISION

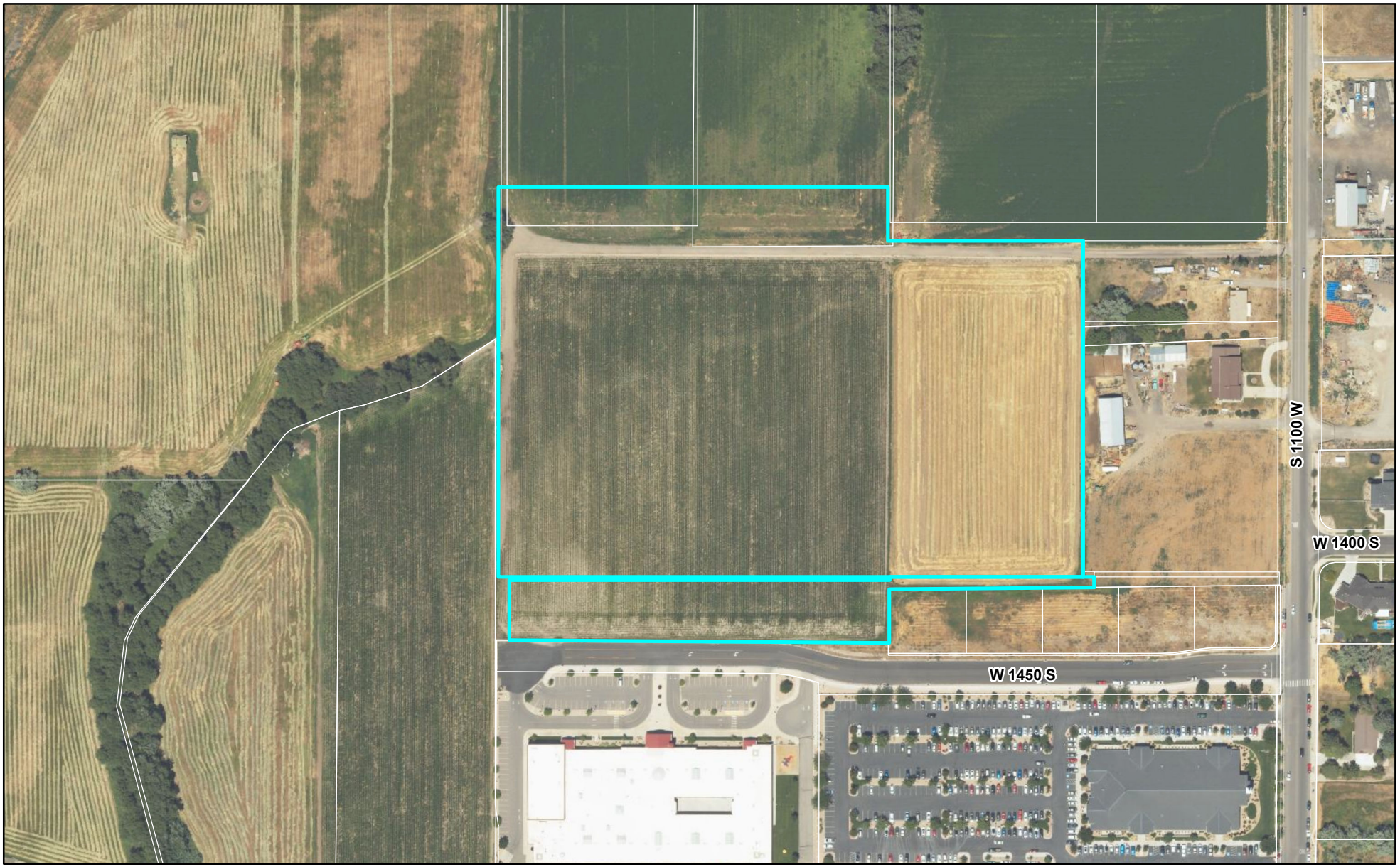
OFFSITE ROAD

FS LEHI

SHEET NO.
8 200

Pioneer Village Preliminary Subdivision

Aerial

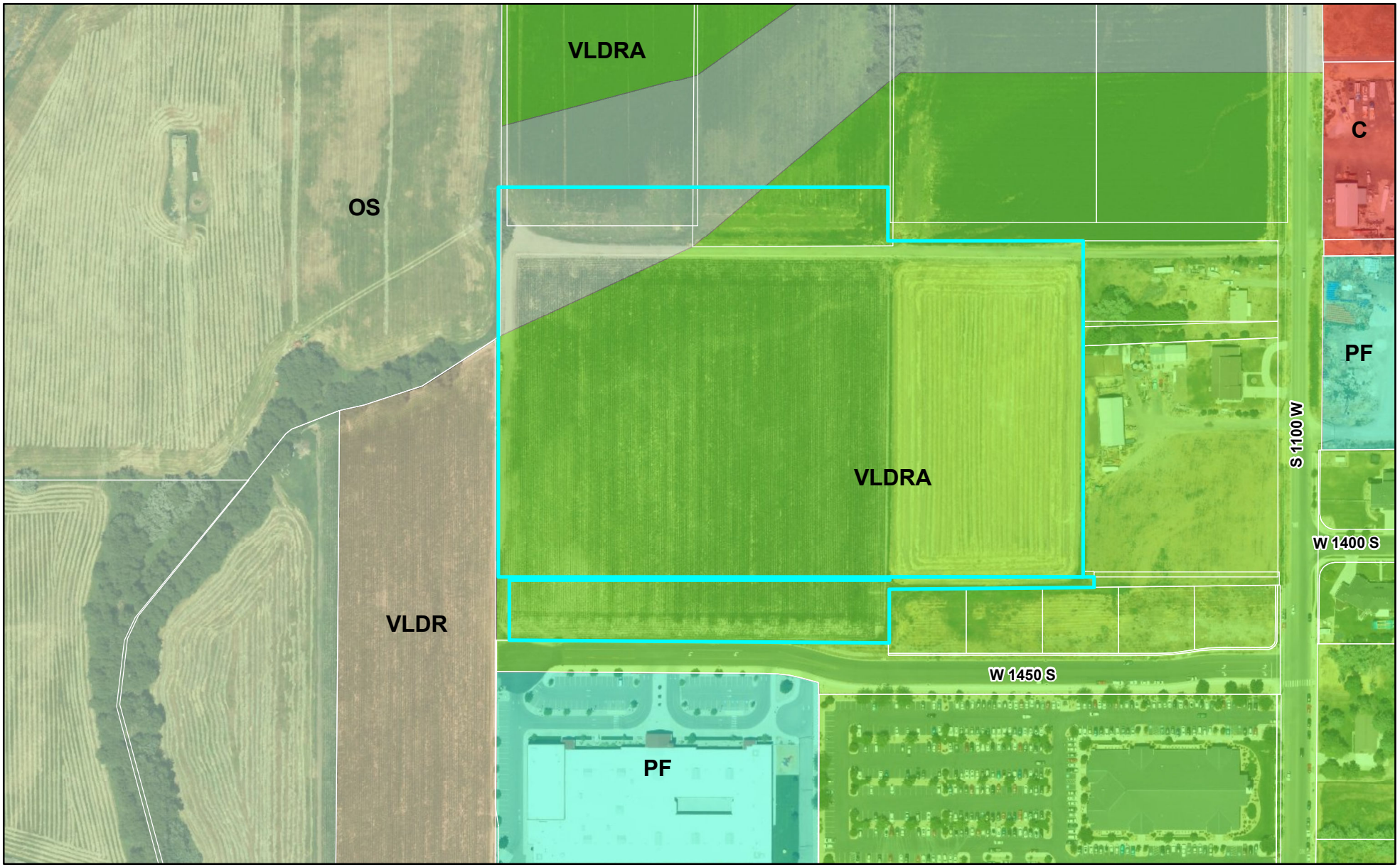


0 280 560 Feet

LEHI CITY

Pioneer Village Preliminary Subdivision

General Plan



0 280 560 Feet

LEHI CITY

Pioneer Village Preliminary Subdivision

Zoning



0 280 560 Feet

LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: May 27, 2025
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #30-2025 a Development Code Amendment to Table 05.040-B, removing the side and rear yard setbacks from the Neighborhood Commercial zone. (Continued from the May 13th meeting.)

Suggested Action:

Attachments:

CC Staff Report Table 05.040-B Development Code Amendment 05.13.25.docx

Table 05.040-B Amendment DRC 03.26.25.docx

Ord 30-2025 (REAL).docx

TBL05.040-B bulk and intensity nonresidential zones Side and Rear Setbacks.pdf

TABLE 05.040-B DEVELOPMENT CODE AMENDMENT
CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	May 27, 2025
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	March 26, 2025
Date of Planning Commission Review	April 10, 2025

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan.
3. Consistency and Compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

REPORT ANALYSIS

Lehi City requests review of the Table 05.040-B Development Code Amendment. This Amendment is to remove the 25-foot minimum setback requirement for the side- and rear-yard setbacks from the Neighborhood Commercial zone when adjacent to a residential use and/or zone. When reviewing Table 05.040-B, Staff noticed that the Commercial zone does not have the same 25-foot setback requirements. The Commercial zone is frequently adjacent to a residential use and/or zone, and yet a minimum 25-foot setback has never been considered. It seems inconsistent for the Neighborhood Commercial zone, where the uses are designed to be less intense than the Commercial zone, to be held to a higher regulatory standard. Staff therefore thought it necessary to remove the 25-foot setback requirements from the Neighborhood Commercial zone and instead have them match the other zones, which would be to comply with all IBC requirements, comply with any easement, and follow any buffering regulations of Chapter 12-080.

There was one redline comment from the DRC for this amendment. The Power Department wishes Planning Staff to continue looking at this table to establish a minimum setback that is greater than the easement width. This is to help the Power Department work more efficiently in the PUE. Staff will continue to work with the Power Department to get the exact language right. In the meantime, Staff decided to continue forward with the current amendment. Please consider this in your motion.

This item was tabled from the May 13th City Council meeting to provide an exception for single-family homes. The ordinance has now been updated to remove the side and rear-yard setbacks for the Neighborhood Commercial zone except when adjacent to detached single-family residential uses. When Neighborhood Commercial is adjacent to detached single-family residential, the original 25-foot setback still applies.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed development code amendment. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on April 10, 2025. The minutes and motion from this meeting are as follows:

3.7) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Table 05.040-B, removing the side and rear yard setbacks from the Neighborhood Commercial zone.

Jacob Curtis presented the item. The Planning Division is trying to integrate the Neighborhood Commercial zone better with adjacent zones. The setbacks are being made to match other nonresidential zones. Kim Struthers explained that buffering will still need to be met even if setbacks are removed. The Power Department would like a larger front setback for ease of access for utilities installation and maintenance.

Commissioner Everett asked if setbacks were ever a part of commercial zones. Struthers informed him that there has only ever been front setbacks for commercial zones.

Commissioner Jackson opened public comment.

Ken Roberts thanked the commission for their work. He likes the idea of getting rid of setbacks.

Commissioner Jackson closed public comment.

> **Motion:** Commissioner Lockhart moved to give a positive recommendation to the Lehi City Council with the findings that it will bring consistency across commercial zones, and that it matches International Building Code. She included all DRC comments. Commissioner Kunze seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

Table 05.040-B Amendment
DRC Redline Comments

Lehi City- requests review of a Development Code Amendment to Table 05.040-B, removing the side and rear yard setbacks for the Neighborhood Commercial zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: None
Date of Plans Reviewed: 03/18/25
Time Start: 3:06 pm
Time End: 3:18 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Include a minimum setback that is greater than the easement width. This is an ongoing problem for the Power department.

Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering: No comments.
Luke – Traffic: No comments.
Kim – Planning: No comments.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 10, 2025.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

LEHI CITY

ORDINANCE NO: 30-2024

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE TABLE 05.030-B, NON-RESIDENTIAL TABLE OF USES

WHEREAS, it has become necessary to amend the Non-Residential Table of Uses in the Lehi City Development Code; and

WHEREAS, this amendment seeks to clarify the setbacks in the Neighborhood Commercial zones of Lehi; and

WHEREAS, following a public hearing on April 10, 2025, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on May 27, 2025, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of April 10, 2025, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Table 05.030-B of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

Table 05.030-B of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance -2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 27th day of May, 2025.

ATTEST

_____ _____

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

TABLE 05-040-B
TABLE OF BULK AND INTENSITY REQUIREMENTS
NONRESIDENTIAL ZONES

(Amended 01/09/01; 08/07/01; 01/08/02; 11/09/04; 05/10/05; 11/15/05; 7/11/06; 01/09/07; 04/22/08; 06/09/09; 3/22/11; 08/28/12; 09/11/12; 02/12/13; 04/10/18; 03/12/19; 11/19/19; 11/15/22)

	CR	C	C-H	NC	C-1	BP	LI	MU	TOD	T/M	PF	HI
Minimum Lot Area	N/A	N/A	N/A	N/A	N/A	N/A	20,000 Sq. Ft.	No minimum requirement but subject to approval by the Zoning Administrator, Reviewing Departments, and Planning Commission	No minimum requirement but subject to approval by the Zoning Administrator, Reviewing Departments, and Planning Commission	N/A	N/A	12,000 Sq. Ft.
Minimum Lot Width/Frontage	100 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	160 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	20 ft. unless otherwise approved by the Zoning Administrator, Reviewing Departments, Planning Commission, and City Council	20 ft. unless otherwise approved by the Zoning Administrator, Reviewing Departments, Planning Commission, and City Council	160 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	No requirement unless adjacent to a residential zone, in which case the frontage shall be the same as the adjacent residential zone	N/A
Minimum Front Yard And Corner Yard	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080.	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, PUE, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, PUE, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080
Minimum Rear Yard	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	25 Ft. when adjacent to single-family detached ~~a~~ residential use ~~and/or zone~~. Otherwise as allowed by IBC and must comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	40 Ft.	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	40 Ft.	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.	N/A

Notes:

[1] 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.

[*] No minimum requirement but subject to approval of an Area Plan pursuant to Chapter 15, Area Plans, of this Code.

	CR	C	C-H	NC	C-1	BP	LI	MU	TOD	T/M	PF	HI
Minimum Side Yard	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	25 Ft. when adjacent to single-family detached ~~a~~ residential use ~~and/or zone~~. Otherwise as allowed by IBC and must comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	30 Ft. Unless otherwise approved by the DRC, Planning Commission and City Council	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	30 Ft	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.	N/A
Minimum Living Area Per Residential Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	900 sq.ft.[1] for single family detached units and 400 sq. ft. for multi-family units	900 sq.ft.[1] for single family detached units and 400 sq. ft. for multi-family units	N/A	N/A	N/A
Maximum Building Height Occupied Structure	N/A	N/A	N/A	35 Ft.	N/A	N/A	60 Ft.	See Chapter 37	See Chapter 38	N/A	N/A	N/A
Maximum Dwelling Units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Density allowed per Map 05.010 Maximum TOD and Mixed Use Density Map	Density allowed per Map 05.010 Maximum TOD and Mixed Use Density Map	N/A	N/A	N/A
Minimum Open Space Requirement	10%	10%	10%	10%	10%	30%[2]	15%	10% with 2% minimum as urbanized open space or in-lieu fee towards overall district improvements	10% with 2% minimum as urbanized open space	30%	10%	N/A

Notes:

[1] 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.

[2] Up to a 10% reduction in required open space in the Business Park Zone may be granted by the Planning Commission if the developer provides one or more of the following on the Site Plan: water features, sports courts, gazebos, connection to master planned trail, LEED certification, patio roof terrace, special lighting features and additional landscape plantings.

[*] No minimum requirement but subject to approval of an Area Plan pursuant to Chapter 15, Area Plans, of this Code.